

# \$579,000 - 1468 Legacy Circle Se, Calgary

MLS® #A2231302

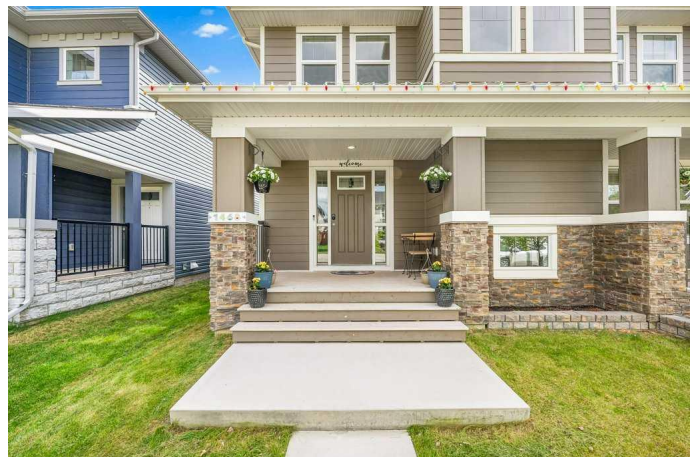
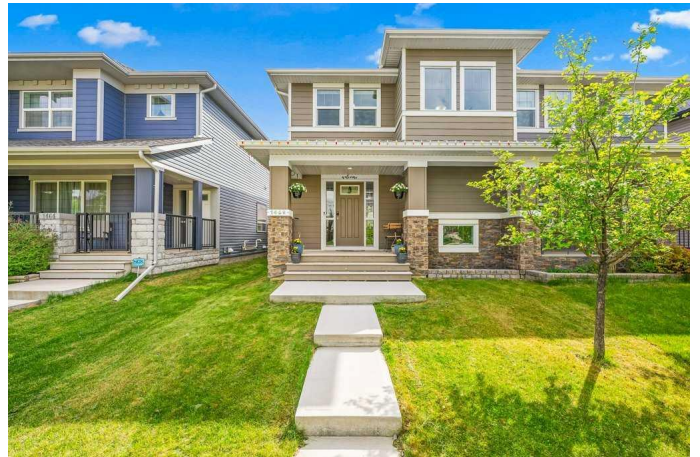
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

"OPEN HOUSE: JUNE 22, 3:00 PM TO 6:00 PM" Welcome to the dream family home in the desired community of LEGACY offering modern living with warm comfort. Step inside this DUPLEX to discover 3 beds, 2.5 baths, a 2-car detached garage with a south-facing backyard, and a spacious basement. The inviting LIVING ROOM has plenty of windows, keeping the area brighter throughout the year, and well-planned closets to accommodate every facet of family living. Featuring sleek granite countertops, stainless steel appliances, a large pantry, and ample counter and cabinet space makes the KITCHEN both practical and elegant. Boasting a beautifully designed open-concept main floor that seamlessly blends style with functionality. The stairs leading to the UPPER FLOOR feature a high ceiling with two large windows. The upper level has 3 bedrooms and 2 full baths with a 4-piece luxury en-suite in the primary bedroom. The conveniently located stacked laundry room and linen closet complete this thoughtfully designed level. In addition, the rectangular SPACIOUS BASEMENT offers plentiful opportunities for the family to develop a rec/media room or office space or another room for hosting guests or just a peaceful, quiet den. The swanky BACKYARD has a poured concrete patio with four beautiful and healthy Swedish Columnar Aspen trees with plenty of space to grow flowers/vegetables. Whether hosting a summer BBQ or enjoying a morning coffee, this outdoor oasis is sure to



become a favorite spot for all!! The detached two-car GARAGE has access in the back alley and plenty of room for tools and bikes. WHAT MORE! Easy access to the bus stops, parks, walking/biking trails, ponds, shopping, medical/dental/massage, and childcare, and only a few steps away from the K-9 CATHOLIC PUBLIC SCHOOL!

Built in 2015

### **Essential Information**

MLS® #	A2231302
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1468 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2J4

### **Amenities**

Amenities	Park
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	None, Unfinished

## Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.