

# \$609,900 - 135 Legacy Glen Parade Se, Calgary

MLS® #A2243307

**\$609,900**

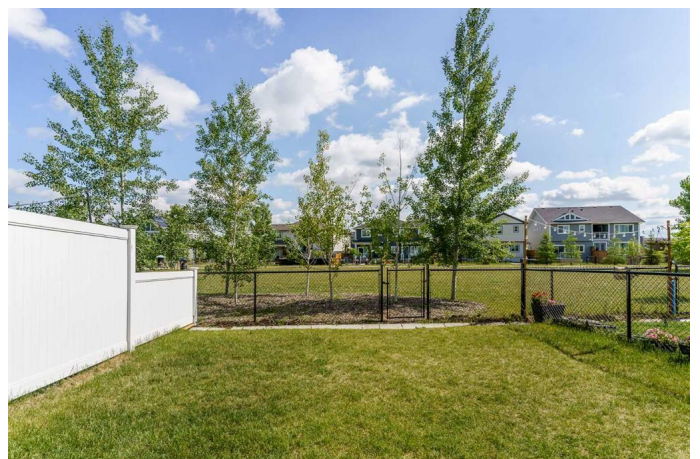
3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AUGUST 2ND FROM 12-4PM AND SUNDAY AUGUST 3RD FROM 1-3PM ... STOP BY AND CHECK IT OUT\*\*** **\*\*Executive Home Backing Onto Greenspace in Legacy\*\*** Welcome to this stylish, three-bedroom semi-detached home. Located in the master-planned community of Legacy - thoughtfully designed with a front-attached garage and backing onto the lush greenspace. This home offers direct access to the community's extensive pathway system and just steps away from Yellow Park. This home showcases designer finishes throughout. You will find an open-concept main floor, large windows for natural lighting, and wide plank flooring. The kitchen was well designed with the all-time favorite, classic white kitchen cabinets that feature pot drawers, a large pantry, and stainless-steel appliances. ^ Upstairs, there are two bedrooms and a primary bedroom that includes a double vanity, main bathroom, a central bonus room for room to grow, and a conveniently placed laundry room. ^ Built for lasting quality, the exterior features low-maintenance siding with stone accents and an interior that boasts the perfect contemporary touch such as the stylish lighting fixtures and tile selections. Experience the elevated lifestyle in Legacy's where modern design meets natural beauty. Book your showing today.

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243307               |
| Price          | \$609,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 135 Legacy Glen Parade Se |
| Subdivision | Legacy                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 4T3                   |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                 |
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                     |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Pantry, Vinyl Windows                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Rectangular Lot, Street Lighting, Interior Lot |
| Roof              | Asphalt                                                                                           |
| Construction      | Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | R-2M            |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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