\$525,000 - 44 Legacy View Se, Calgary

MLS® #A2218454

\$525,000

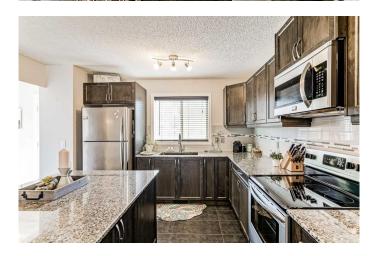
3 Bedroom, 3.00 Bathroom, 1,249 sqft Residential on 0.06 Acres

Legacy, Calgary, Alberta

Discover this exceptional duplex in the desirable community of Legacy. Step inside to an inviting open floor plan featuring a spacious living room that flows seamlessly into a fantastic kitchen. The kitchen boasts a large island, abundant cabinetry, sleek stainless steel appliances, and a charming nook perfect for family meals. A convenient half-bathroom is located near the back entrance. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private four-piece ensuite bathroom. 1 An additional well-appointed four-piece main bathroom and a conveniently located laundry area complete the upper level. Outside, enjoy a good-sized backyard, ideal for children and pets. The property also features a parking area with the future potential to build a garage. The location is truly outstanding, with numerous parks, extensive bike and walking paths, schools, shopping centers, and diverse restaurants all within easy reach. Enjoy excellent connectivity with convenient access to both McLeod Trail and Stoney Trail.







Built in 2015

Essential Information

MLS® # A2218454 Price \$525,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,249 Acres 0.06 Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 44 Legacy View Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 2C3

Amenities

Amenities None

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 7

Zoning R-2M

HOA Fees 63

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.