# **\$575,000 - 28 Legacy View Se, Calgary**

MLS® #A2224298

# \$575,000

3 Bedroom, 3.00 Bathroom, 1,578 sqft Residential on 0.06 Acres

Legacy, Calgary, Alberta

Accepted offer in place. Showings still welcome for backup. Step into this warm and inviting semi-detached home, perfectly located near everyday essentialsâ€"with no condo fees! Lovingly maintained by the original owners, this home blends functional living with thoughtful details throughout.

The charming front veranda leads into a bright and versatile front room that works beautifully as an office, cozy reading nook, or sitting area. The main floor includes a spacious living room, a dining area, a handy 2pc bathroom, and a stylish kitchen featuring granite countertops, premium built-in appliancesâ€"a rare and costly upgradeâ€"along with a gas range and a spacious pantry.

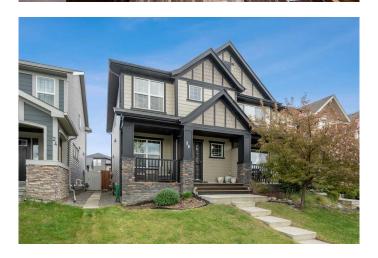
Upstairs offers three comfortable bedrooms, including a generous primary suite, two full bathrooms, and a convenient laundry room. The finished basement features a spacious rec room with a small barâ€"perfect for movie nights or entertainingâ€"as well as tons of extra storage.

Step outside to enjoy the large rear deck and patioâ€"ideal for relaxing or hosting friends. The fully fenced yard opens to a 22' x 21' double detached garage with plenty of space for vehicles and storage.

You'll love being steps from a lively plaza that includes a gym, pizza place, liquor store, pub,







a cozy café with a European bakery. Plus, a brand-new elementary school is nearly complete just a short walk awayâ€"perfect for young families.

Located in the sought-after community of Legacy, you're just minutes from scenic ponds, All Saints High School, the Township Shopping Centre, and local playgrounds. With quick access to Macleod Trail and peaceful walking paths through the nearby environmental reserve, this is a location that truly has it all.

#### Built in 2015

### **Essential Information**

MLS® # A2224298 Price \$575,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,578 Acres 0.06 Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 28 Legacy View Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X2C3

# **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached, Additional Parking

# of Garages 2

### Interior

Interior Features Bar, Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Built-In Gas Range, Built-In Oven

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 24th, 2025

Days on Market 36

Zoning R-2M

HOA Fees 60

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR 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.