



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 LEGACY GLEN Street, Calgary T2X 3E2**

MLS® #: **A2163886**      Area: **Legacy**      Listing Date: **09/09/24**      List Price: **\$545,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **2,669 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Off Street,Single Garage Attached**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`0"	Dining Room	Main	9`0" x 8`10"
Kitchen	Main	9`7" x 11`4"	4pc Bathroom	Second	9`2" x 4`11"
4pc Ensuite bath	Second	6`0" x 8`9"	Bedroom	Second	8`4" x 9`0"
Bedroom	Second	8`4" x 12`2"	Bedroom - Primary	Second	10`7" x 11`2"
4pc Bathroom	Basement	4`10" x 7`10"	Office	Basement	7`10" x 11`9"
Game Room	Basement	16`1" x 17`5"	Other	Basement	7`11" x 8`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**1612689**

Remarks

Pub Rmks:

**Open House : Saturday September 9th, 2-4pm Introducing 69 Legacy Glen St - a home that redefines modern living in the heart of Legacy. From the moment you step inside, you'll feel the difference. This four-bedroom duplex was built for those who crave both style and functionality. With an open floor plan, 9 ft ceilings, and natural light pouring into every corner, the space feels as expansive as it does inviting. The kitchen? It's a showstopper. Granite countertops, a walk-in pantry, and stainless steel appliances all set the stage for the kind of gatherings that make memories. Whether you're hosting friends or having a quiet dinner with family, this space is designed to bring people together. Out back, you've got a fully fenced yard, perfect for weekend BBQs or just relaxing with a coffee. Upstairs, the bonus room offers that extra flex space everyone's looking for these days. And the upper-floor laundry? Total game changer. The master suite is your personal retreat, featuring an en-suite and a walk-in closet that's big enough to get lost in. Two additional bedrooms make sure everyone has their own space. The finished basement adds even more room to stretch out, complete with a rec room, a fourth bedroom, and a full bathroom. It's the perfect setup for guests, a home office, or just another space to unwind. Located close to schools, parks, and with easy access to McLeod and Stony Trail, this home checks all the boxes for convenience and lifestyle. 69 Legacy Glen St isn't just a place to live it's a place to thrive. Don't miss your chance to make it yours.**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















