



THE
A-TEAM

**RE/MAX
FIRST**

1338 LEGACY Circle, Calgary T2X 2J4

MLS®#: **A2165659** Area: **Legacy** Listing Date: **09/13/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
 Lot Information
 Lot Sz Ar: **2,508 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,438**
 Low Sqft:
 Ttl Sqft: **1,438**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Garden,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 11`7"	Bedroom - Primary	Upper	14`1" x 11`7"
Dining Room	Main	14`8" x 13`8"	Bedroom	Upper	11`6" x 9`6"
Kitchen	Main	11`8" x 11`5"	Bedroom	Upper	11`7" x 8`6"
2pc Bathroom	Main		3pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612689

Remarks

Pub Rmks:

Welcome to Legacy, one of Calgary's most prestigious and rapidly growing communities, where stunning green spaces, ravines, and a sense of serenity await. This beautiful 3-bedroom, 2.5-bathroom duplex is the perfect blend of modern design, comfortable living and move-in ready home filled with opportunities to make it uniquely yours. As you step inside, you'll be greeted by an open-concept main floor bathed in natural light, with a spacious living area and a sleek kitchen that's perfect for both casual family dinners and entertaining friends. Upstairs, you'll find a thoughtfully designed floor plan with one master bedroom, featuring a spacious walk-in closet and a private attached bath for added luxury and convenience. In addition, there are two mid-sized bedrooms, perfect for family members or guests, which share a detached bathroom. The upper floor also includes a stacked washer/dryer providing practical and discreet laundry access. The unfinished basement, complete with rough-ins, provides endless possibilities for customization and your personal touch. Outdoor living is a delight in this home, featuring a large deck overlooking your private, lush green backyard—ideal for summer BBQs or unwinding after a long day. The front yard shines with a beautifully landscaped mulch garden filled with colorful flowers, adding to the home's curb appeal. The property is situated in a prime location with no houses directly in front—offering additional privacy and unobstructed views of the peaceful surroundings. The double detached garage and abundant street parking make it easy to host guests or accommodate additional vehicles. Living in Legacy means you'll be part of an exciting & evolving community with four amazing parks (and a fifth opening soon), perfect for families with young children. The neighborhood is a food lover's paradise with a variety of restaurants, and offers gyms, daycare centers, and learning facilities nearby. Shopping and grocery stores are conveniently located, and public transit options continue to expand as Legacy grows. Parents will appreciate the proximity to All Saints High School, with a K-9 Catholic school currently under construction and set to open by 2026. Additionally, a future K-9 public school is planned, making this the perfect long-term community for families. This peaceful neighborhood offers the best of suburban living—away from the noise of busy streets, yet with easy access to all the amenities you need. Within walking distance to parks, green spaces, and schools, and a welcoming atmosphere for families and seniors alike, this home offers incredible value in an elite location. Don't miss out! Homes in Legacy are in high demand, and with its prime location, modern design, and room for growth, this property won't last long. Schedule your viewing today and make this dream home yours before it's too late!

Inclusions:
Property Listed By:

N/A
MaxWell Capital Realty

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











