



THE
A-TEAM

**RE/MAX
FIRST**

84 LEGACY GLEN Street, Calgary T2X 3E2

MLS® #: **A2173028**

Area: **Legacy**

Listing Date: **10/24/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,317

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,317

Lot Information

Lot Sz Ar:

2,486 sqft

Lot Shape:

DOM

27

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`5" x 9`9"
Dining Room	Main	7`11" x 8`9"
Living Room	Main	9`4" x 16`9"
Walk-In Closet	Upper	6`0" x 3`11"
Laundry	Upper	3`4" x 3`4"
4pc Bathroom	Upper	4`11" x 9`1"
Bedroom	Upper	8`5" x 11`5"

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`0"
Kitchen With Eating Area	Main	9`10" x 11`1"
Bedroom - Primary	Upper	10`8" x 11`2"
3pc Ensuite bath	Upper	8`10" x 6`1"
Bonus Room	Upper	11`0" x 7`7"
Bedroom	Upper	8`4" x 12`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612689

Remarks

Pub Rmks: **Modern Duplex in Legacy!! This stunning 3-bedroom, 2.5-bathroom home showcases a stylish open floor plan and includes a single attached garage. The main floor features a sleek kitchen with a quartz island, stainless steel appliances, a spacious living and dining area, and large windows with a patio door that floods the space with natural light. Upstairs, the expansive primary bedroom boasts a walk-in closet and a full ensuite bath, accompanied by two additional bedrooms, a versatile bonus room/office, a full bath, and a convenient laundry area. The basement, with its 9-foot ceilings and roughed-in plumbing, is a blank canvas awaiting your personal touch. With over 1300 sq. ft. of thoughtfully designed living space, this home is a must-see!**

Inclusions:
Property Listed By: **NA**
RE/MAX Realty Professionals

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











B4 Legacy Glen St SE, Calgary - MAIN

Room	Dimensions
Den	12'5" x 12'
Dining Room	8'6" x 10'
Kitchen	11'0" x 10'
Living	13'0" x 14'0"
Master Bedroom	13'0" x 11'0"
Bed	10'0" x 10'0"
Bed	10'0" x 10'0"
Master Garage	11'0" x 11'0"

October 22, 2024 AKA # 058074

B4 Legacy Glen St SE, Calgary - UPPER 1

Room	Dimensions
Bedroom	10'0" x 11'0"
Bedroom	8'0" x 11'0"
Bedroom	8'0" x 11'0"
Bath	5'0" x 7'0"
Bedroom	10'0" x 11'0"
Bedroom	11'0" x 11'0"
Bedroom	8'0" x 11'0"
Bedroom	8'0" x 11'0"

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