



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2173028**

Area: **Legacy**

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

List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 05-Dec**

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: **2,486 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Single Garage Attached**

Finished Floor Area  
Abv Sqft: **1,317**  
Low Sqft:  
Ttl Sqft: **1,317**

DOM

**58**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz: **1**

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"
Bath	5'0" x 7'0"

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