



THE
A-TEAM

**RE/MAX
FIRST**

31 LEGACY Passage, Calgary T2X 5L6

MLS® #: **A2182642**

Area: **Legacy**

Listing Date: **12/08/24**

List Price: **\$659,999**

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:

1,513

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,513

Lot Information

Lot Sz Ar:

2,378 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Alley Access, Parking Pad

DOM

13

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"	Dining Room	Main	12`10" x 10`9"
Kitchen	Main	11`1" x 14`6"	Living Room	Main	11`11" x 15`11"
3pc Ensuite bath	Upper	4`11" x 7`11"	4pc Bathroom	Upper	7`11" x 5`0"
Bedroom	Upper	8`3" x 9`11"	Bedroom	Upper	9`4" x 9`10"
Family Room	Upper	12`4" x 21`11"	Bedroom - Primary	Upper	11`7" x 12`11"
4pc Bathroom	Basement	7`0" x 8`3"	Bedroom	Basement	9`3" x 11`5"
Kitchen	Basement	4`8" x 13`4"	Game Room	Basement	11`0" x 15`4"

Furnace/Utility Room

Basement

7`7" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312241

Zoning:
R-Gm

Remarks

Pub Rmks:

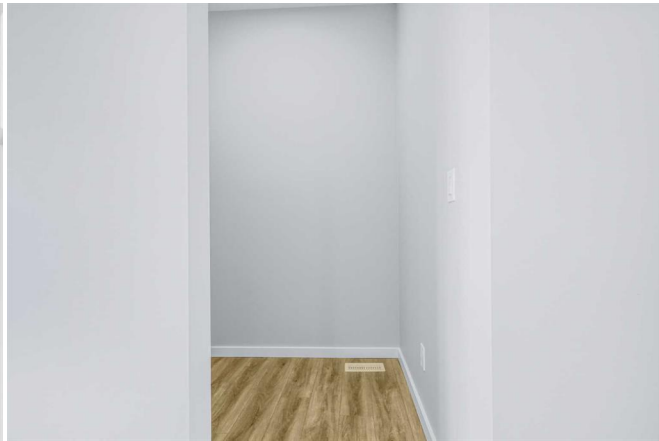
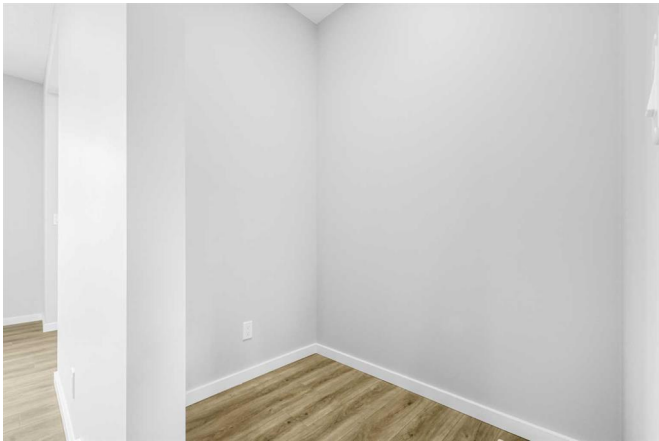
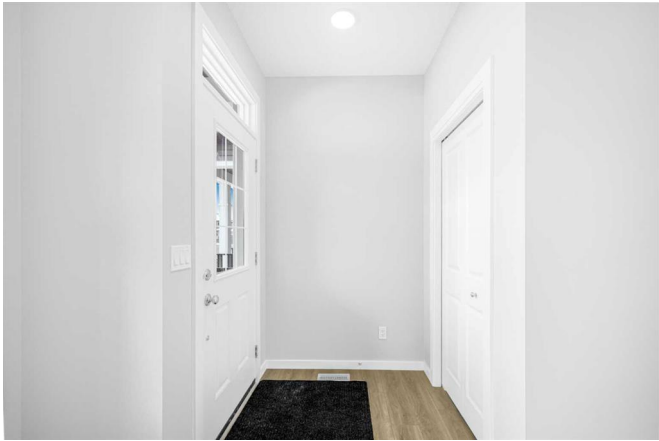
Welcome to this brand-new home in the vibrant, up-and-coming community of Legacy. With 1,513 square feet of modern living space, this home offers a perfect balance of style and function. With a fully developed 1-bedroom legal basement suite, this house is a great residential or investment property. The main floor features a spacious kitchen with a large island and stainless-steel appliances, ideal for both cooking and entertaining. The open-concept layout seamlessly connects the kitchen, living, and dining areas, creating a bright and inviting space. Upstairs, you'll find a generous bonus room—perfect for a home theater, playroom, or office, the primary bedroom with a 3pc ensuite bathroom and a walk-in closet. Upstairs also has 2 other sizable bedrooms. The property also includes a legal 1-bedroom basement suite, providing great potential for rental income or extra living space for family or guests. Available for immediate possession, this home is ready to move in and offers a great opportunity to become part of the growing Legacy community.

Inclusions:
Property Listed By:

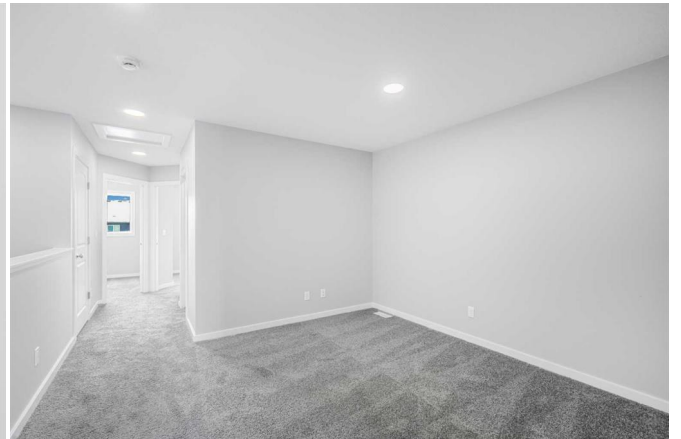
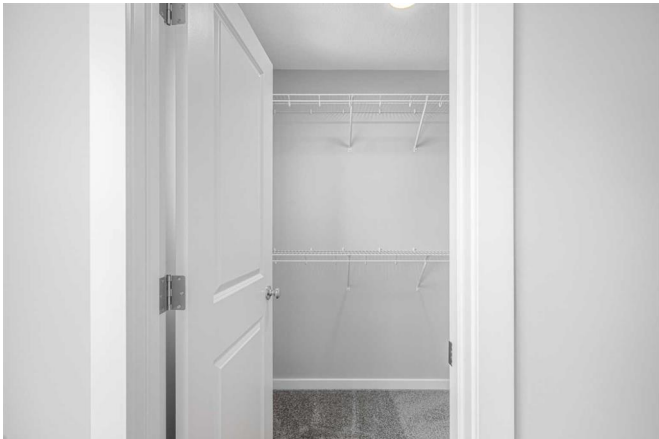
N/A
eXp Realty

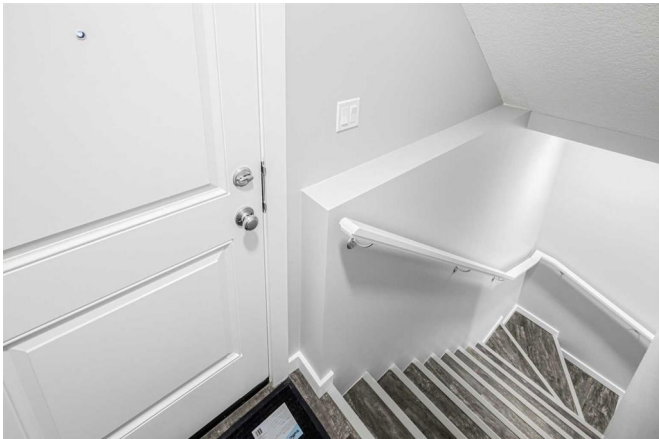
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













31 legacy Passage, Calgary, AB

1st Floor Exterior Area 733.79 sq ft
Interior Area 676.07 sq ft



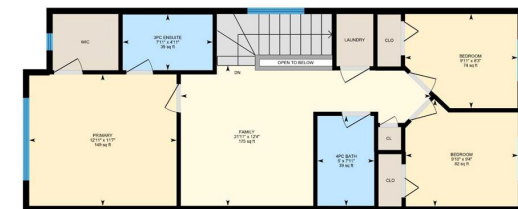
PREPARED: 2024/12/6



White regions are excluded from total floor area in CUDDR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

31 legacy Passage, Calgary, AB

2nd Floor Exterior Area 774.70 sq ft
Interior Area 708.13 sq ft
Excluded Area 3.95 sq ft



PREPARED: 2024/12/6



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31 legacy Passage, Calgary, AB

Basement (Below Grade) Exterior Area 677.29 sq ft
Interior Area 619.87 sq ft



PREPARED: 2024/12/08



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.