



THE
A-TEAM

**RE/MAX
FIRST**

73 LEGACY GLEN Street, Calgary T2X 3W2

MLS®#: **A2183673**

Area: **Legacy**

Listing Date: **12/16/24**

List Price: **\$560,000**

Status: **Pending**

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:

1,532

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,532

Lot Information

Lot Sz Ar:

2,669 sqft

Lot Shape:

DOM

5

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,Corner Lot,Front Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`0"
Kitchen	Main	16`6" x 11`4"
4pc Bathroom	Second	9`6" x 4`10"
Bedroom	Second	9`8" x 10`0"
Bedroom - Primary	Second	13`7" x 15`1"

Room	Level	Dimensions
Dining Room	Main	13`10" x 15`11"
Living Room	Main	13`11" x 13`1"
4pc Ensuite bath	Second	4`10" x 8`10"
Bedroom	Second	8`9" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612689

Zoning:
R-2M

Remarks

Pub Rmks:

A large, inviting front porch welcomes you and leads into the open main floor. The home is 1,554 sq. ft. and includes upgraded stainless steel appliances and quartz countertops throughout. The south-facing backyard is fully fenced and includes a double detached garage. The second floor features a private master bedroom with ensuite, two additional bedrooms, upper-floor laundry, and a main bathroom. Other features include air conditioning, built-in ceiling speakers, upgraded flooring, and landscaping. The basement is unfinished with roughed-in plumbing and ready for your personal touch.

Inclusions:
Property Listed By:

TV Mount in bedroom
CIR Realty

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



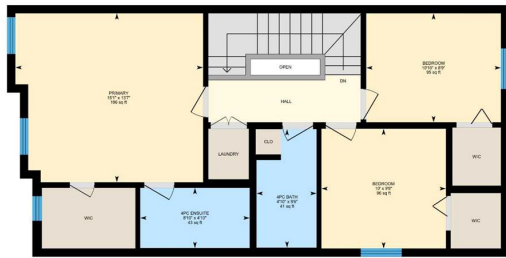






73 Legacy Glen St SE, De Winton, AB

2nd Floor
 Exterior Area 793.55 sq. ft.
 Interior Area 750.55 sq. ft.
 Excluded Area 7.26 sq. ft.



0 3 6 ft
 PREPARED: 2022/06/18

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

73 Legacy Glen St SE, De Winton, AB

Main Floor
 Exterior Area 142.26 sq. ft.
 Interior Area 659.46 sq. ft.



0 3 6 ft
 PREPARED: 2022/06/18

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