



THE
A-TEAM

**RE/MAX
FIRST**

394 LEGACY Circle, Calgary T2X4T7

MLS®#: **A2192629**

Area: **Legacy**

Listing Date: **02/06/25**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,238 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,283**
Low Sqft:
Ttl Sqft: **2,283**

DOM

74

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 16`0"
Nook	Main	11`6" x 10`0"	Bedroom - Primary	Upper	14`0" x 16`0"
Bedroom	Upper	10`4" x 12`0"	Bedroom	Upper	12`0" x 10`0"
Bonus Room	Upper	14`0" x 15`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310669

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 394 Legacy Circle, situated in Legacy, one of Calgary's most sought-after communities. Just steps from picturesque walkways along the environmental reserve! This brand-new front drive home features a thoughtfully designed layout with a main floor office, beautiful kitchen with nook, and great room with a fireplace that is open to the upper floor! The upper level boasts three bedrooms, two bathrooms, and a versatile centralized bonus room that overlooks the main floor. Additionally, the spacious basement includes a 9 ft foundation and a side entrance for potential future basement development. Close to transit, this home is ideally located for quick access to anywhere you need to go! Photos are representative**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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







