



THE
A-TEAM

**RE/MAX
FIRST**

147 LEGACY GLEN Parade, Calgary T2X 4T3

MLS® #: **A2195970**

Area: **Legacy**

Listing Date: **02/27/25**

List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2023**

Lot Information
Lot Sz Ar: **2,572 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Level,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Basketball Court,Playground**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	7`10" x 11`0"
Foyer	Main	7`10" x 7`2"	Kitchen	Main	11`0" x 11`0"
Living Room	Main	17`1" x 14`11"	4pc Bathroom	Second	5`10" x 11`0"
5pc Ensuite bath	Second	6`11" x 17`3"	Bedroom	Second	9`1" x 10`4"
Bedroom	Second	11`7" x 13`4"	Bedroom - Primary	Second	12`6" x 16`4"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-2M

2012132

Remarks

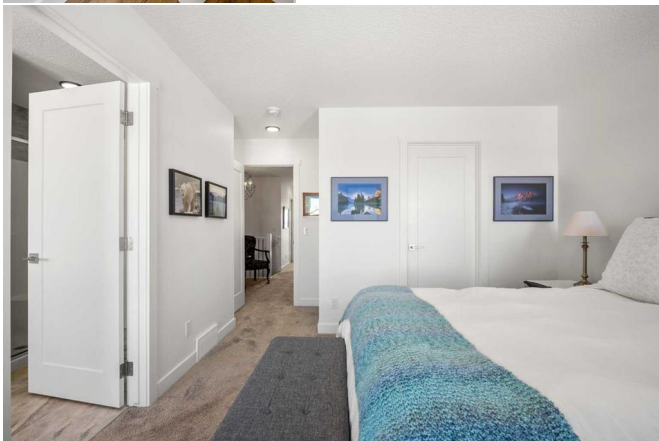
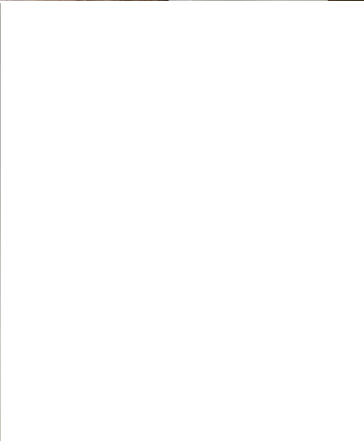
Pub Rmks: **Welcome to your dream family home in the highly sought after community of Legacy. This gently lived-in, like NEW, 3 bedroom, 2.5 bathroom duplex offers modern comforts and stylish finishes designed to accommodate every facet of family living. From the moment you arrive, the property impresses with its double front attached garage with a rough in for an EV Charger, and a full driveway so that you can comfortably accommodate up to four vehicles. The home backs onto a serene green space complete with the Yellow Park playground, picnic benches with a pergola and a basketball court—ideal for active kids and families who love outdoor fun. Step inside to discover a light-filled interior where attention to detail abounds. Wide plank flooring and shaker-style cabinets set a timeless tone throughout the living spaces, while 9-foot ceilings on the main level enhance the open, airy atmosphere. The thoughtfully designed kitchen features convenient pot drawers, modern finishes, and an electric stove with built in air fryer and attachments making meal preparation a joy. Added comfort comes with upper-level laundry and double soundproofed common walls, ensuring a peaceful retreat for every resident. The primary bedroom offers views of the green space and a luxurious 5 piece en-suite. The 2 other bedrooms are a wonderful size, and the cheater door from the third bedroom to the main bath makes it feel like a secondary primary suite. The expansive composite deck at the rear of the home is perfect for outdoor entertaining or a quiet evening under the privacy of elegant screens. You'll notice that egress stairs have been installed from the basement window up to the deck so that easy egress can be achieved by any age group if and when you choose to develop your basement! Whether hosting a summer BBQ or enjoying a morning coffee, this outdoor oasis is sure to become a favourite gathering spot while you watch the kids play. Living in Legacy means joining a vibrant, family-oriented community. With over 300 acres of walking paths and green space, residents enjoy ample opportunities for recreation and connection with nature. The neighborhood boasts more than 7 playgrounds, ensuring children have endless options for entertainment. Families will appreciate the convenience of the nearby All Saints High School and a brand new elementary school set to open in 2026. The community is designed to flourish with a vast array of commercial amenities that, once fully complete, will rival two-thirds the size of Shawnessy—providing residents with an abundance of shopping, dining, medical, childcare, and entertainment options. With easy access to Stony Trail and Macleod, commuting and exploring the greater area is a breeze. This Legacy duplex not only offers a stylish, comfortable home but also an exceptional lifestyle where community and convenience come together seamlessly. Discover the perfect blend of modern living and family friendly charm — your new home in Legacy awaits!**

Inclusions:
 Property Listed By: **Air Fryer + Attachments for Electric Stove
 Real Broker**

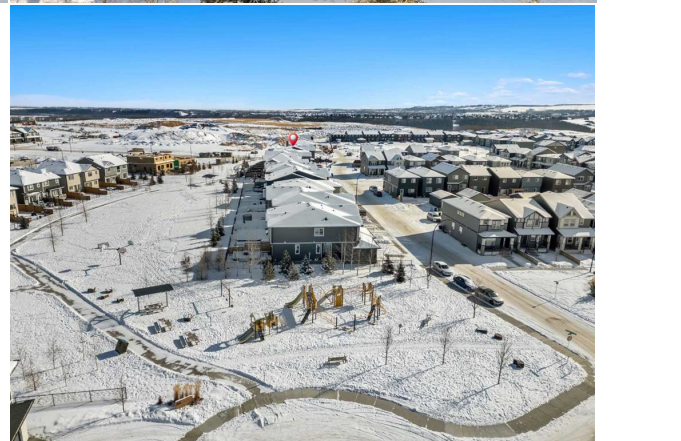
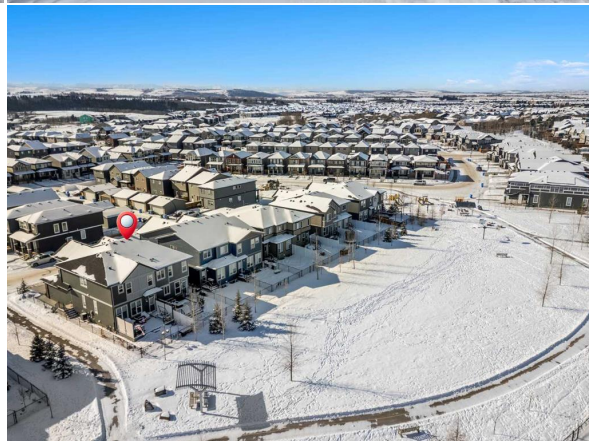
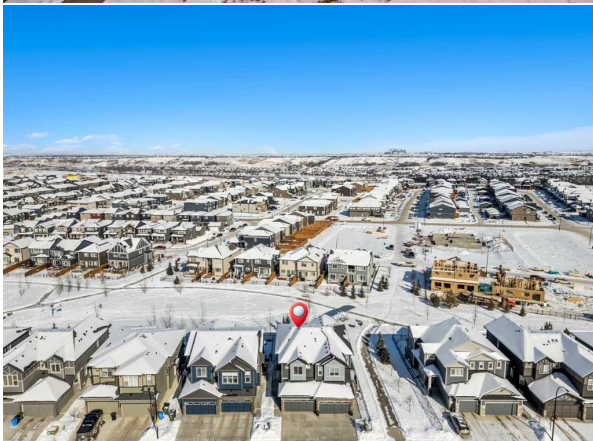
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













147 Legacy Glen Parade SE, Calgary, AB

Basement (Below Grade) Exterior Area 653.00 sq ft
Interior Area 953.02 sq ft



PREPARED: 2020/02/20

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



147 Legacy Glen Parade SE, Calgary, AB

Main Floor Exterior Area 692.23 sq ft
Interior Area 916.04 sq ft
Excluded Area 396.12 sq ft



PREPARED: 2020/02/20

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



147 Legacy Glen Parade SE, Calgary, AB

1st Floor Exterior Area 992.10 sq ft
Interior Area 879.70 sq ft



PREPARED: 2020/02/20

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