



tanning(burning if you fall asleep) and plenty of room for Fido or the kids to play. If it's too hot in the back yard, head on around to the front fully covered porch and cool off...or just head inside as this home is air conditioned! You will be the envy of the neighborhood as many will say you only need it for "2 days" but we all know, they're just jealous that you have it and their spouse won't spend the money on it! Legacy offers everything from scenic walking paths and playgrounds to schools and shopping, all minutes away. Plus, easy access to Macleod and Stoney Trail makes getting around a breeze (even if Calgary traffic sometimes has other plans). Currently tenant occupied , thatâ€™s right, you can buy now, earn rental income, and move in after the current lease is up or in 90 days...Itâ€™s like future you already made a smart decision.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212146 |
| Price | \$605,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,635 |
| Acres | 0.06 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 41 Legacy Glen Row Se |
| Subdivision | Legacy |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3Y7 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 67 |
| Zoning | R-G |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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