

# \$575,000 - 38 Legacy Gate Se, Calgary

MLS® #A2233270

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,713 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

Immaculately maintained and fully duplex situated in the heart of the award-winning community of Legacy. You will fall in love with this stunning home, featuring an open concept floor plan with beautiful hardwood flooring throughout!! The kitchen boasts modern finishes including stainless steel appliances, elegant backsplash, quartz countertops, ample cabinet space, corner pantry, and an island with space for seating. On the main floor you'll also find a flex room, ideal for a home office, , a powder room and the living and dining areas that sit next to the kitchen. This open concept layout combined with the large window floods the space with natural light and makes this floor feel extremely inviting. Upstairs you'll find 3 generous sized bedrooms, and a conveniently located laundry room with stacked washer and dryer. The master bedroom is bright and offers a walk-in closet and a four piece ensuite bath featuring a large shower, quartz countertop and tile flooring. The other 2 bedrooms are a great size and share a full bath with a tub and shower combo with the same level of finishings you'll find throughout the home. This home comes equipped with BBQ gas line, east facing deck, beautiful window coverings and an insulated and heated double detached garage!! This house is steps to distance

to numerous amenities and retail. Legacy is the perfect family-friendly community where you are steps to multiple bonuses... restaurants, shops, parks, playgrounds,



schools and much much more! Call to book a private showing today.

Built in 2013

### Essential Information

MLS® #	A2233270
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,713
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	38 Legacy Gate Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0W4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	62
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.