# \$525,000 - 47 Legacy Gate Se, Calgary

MLS® #A2246131

## \$525,000

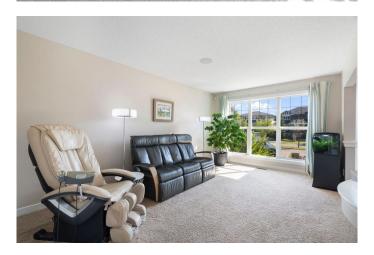
3 Bedroom, 3.00 Bathroom, 1,370 sqft Residential on 0.08 Acres

Legacy, Calgary, Alberta

Welcome to this bright and beautifully maintained 2-storey home nestled in the heart of Legacyâ€"a thriving Calgary community known for its scenic pathway systems, nearby shopping, and strong family feel. Offering 1,370 sq ft of living space with 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this home is ready to impress. The main level is filled with natural light from the large windows and features a warm, freshly painted neutral palette. You'II love the cozy front veranda, spacious living room, a designated dining area, and the modern kitchen with rich cabinetry, central island, and stainless steel appliances and a built in work station. A 2-piece powder room and a functional mudroom with built-in storage round out the main floor. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a walk-in closet and private 4-piece ensuite. A second full bathroom and an upstairs laundry area offer added convenience for busy households. Step outside to enjoy the large west-facing backyard with a composite deck and concrete patio that is perfect for entertaining or gardening enthusiasts. The homeowners have created a true outdoor oasis complete with apple trees, grapes, cherries, strawberries, Saskatoon berries, and rhubarb. Additional features include an oversized & heated double detached garage with a paved back alley and central air conditioning to keep you cool on those warm summer days. Located directly







across from a transit stop and just steps to the beautiful ponds and pathway system for biking and walking as well as Legacy's shops, schools, and green spaces, this home offers unbeatable value in a sought-after community.

#### Built in 2013

#### **Essential Information**

MLS® # A2246131 Price \$525,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,370 Acres 0.08 Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 47 Legacy Gate Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0W3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dryer, Electric Stove, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 7th, 2025

Zoning R-2M

HOA Fees 63

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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