

# \$525,000 - 44 Legacy View Se, Calgary

MLS® #A2218454

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Discover this exceptional duplex in the desirable community of Legacy. Step inside to an inviting open floor plan featuring a spacious living room that flows seamlessly into a fantastic kitchen. The kitchen boasts a large island, abundant cabinetry, sleek stainless steel appliances, and a charming nook perfect for family meals. A convenient half-bathroom is located near the back entrance. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private four-piece ensuite bathroom. 1 An additional well-appointed four-piece main bathroom and a conveniently located laundry area complete the upper level. Outside, enjoy a good-sized backyard, ideal for children and pets. The property also features a parking area with the future potential to build a garage. The location is truly outstanding, with numerous parks, extensive bike and walking paths, schools, shopping centers, and diverse restaurants all within easy reach. Enjoy excellent connectivity with convenient access to both McLeod Trail and Stoney Trail.

Built in 2017

## Essential Information

MLS® #	A2218454
Price	\$525,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	44 Legacy View Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2C3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	63
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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