

# \$825,000 - 41 Legacy Terrace Se, Calgary

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MLS® #A2250689

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.09 Acres

Legacy, Calgary, Alberta

Welcome to Legacy, one of Calgary's most esteemed new communities! This exceptional 1,359 sq ft bungalow, offers incredible value and a rare opportunity in the current market. With a double garage and a fully finished basement, this meticulously maintained home is ready for you to move in and enjoy.

The property features a beautifully landscaped and fenced yard, ensuring both privacy and curb appeal. Its prime location provides easy access to transit, LRT, Stoney Trail, and McLeod Trail, making commuting throughout Calgary a breeze. Nearby, you'll find an array of bike paths, playgrounds and schools, perfect for families.

Inside, the main floor is designed for entertaining, with a spacious kitchen that flows seamlessly into the living area, allowing for interaction during gatherings. The abundance of natural light from the large windows and soaring ceilings creates a warm and inviting atmosphere. A versatile den offers a dedicated workspace or can easily serve as a second bedroom.

The primary bedroom is a true retreat, featuring expansive windows, high ceilings, and an impressive walk-in closet. The luxurious ensuite bath boasts a large vanity and a stunning tiled shower, providing a spa-like experience at home.



The lower level continues to impress with two generously sized bedrooms and a well-appointed four-piece bathroom. The recreation room, complete with a cozy fireplace and fully equipped wet bar, is perfect for family movie nights or entertaining friends.

Step outside to the fully fenced, landscaped backyard, where a two-tier deck with southwest exposure awaits, creating an ideal setting for gatherings and outdoor enjoyment.

If you desire a home that combines elegance, convenience, and ample space for everyone, look no further. This bungalow in Legacy could be your perfect sanctuary.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250689    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,360       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 41 Legacy Terrace Se |
| Subdivision | Legacy               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 0X8              |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Other                                                                       |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                           |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Wet Bar                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Central, Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                        |
| Fireplaces        | Gas, Living Room, Recreation Room, See Remarks                                                                           |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stone, Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | R-G               |
| HOA Fees       | 60                |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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