# \$610,000 - 37 Legacy Gate Se, Calgary

MLS® #A2220107

# \$610,000

4 Bedroom, 4.00 Bathroom, 1,480 sqft Residential on 0.08 Acres

Legacy, Calgary, Alberta

Fully Developed 4 Bed, 3.5 Bath | 2158 of total Sq Ft | Oversized Double Garage.

If you're dreaming of a home that grows with you & doesn't skimp on style or

substance, this one's for you!

Located in the heart of Legacy, just a short stroll to ponds, playgrounds & scenic walking paths, this fully finished 4 Bed, 3.5 Bath gem checks every box (& a few you didn't know you had).

Step onto the quintessential charming FRONT PORCH & into a bright, open-concept main floor where rich hardwood floors, a beautiful FIREPLACE & abundant natural light set the tone for cozy, modern living.

The kitchen? GRANITE counters, STAINLESS appliances, GAS range & storage for days. It flows seamlessly into your SUNNY WEST facing backyard, complete with a tiered DECK, exposed aggregate patio, low-maintenance landscaping & yes, a HOT TUB retreat that turns every night into spa night.

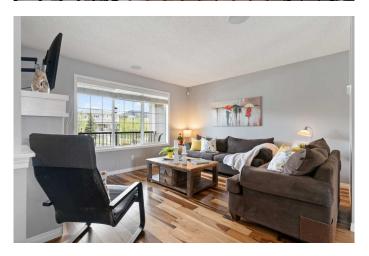
The FULLY DEVELOPED (permitted) is perfect for guests, teens, or in-laws. Featuring: 4th bedroom • Full bathroom with STEAM SHOWER • Cozy living room with GAS FIREPLACE • WET BAR for movie nights or hosting friends.

Oh & the garage? OVERSIZED DOUBLE GARAGE & a 10x24 concrete parking pad off the PAVED ALLEY.

Nestled in the heart of Legacy, this home is just minutes from the Township Shopping Area, offering the convenience of having







shops, services & daily essentials right in your own neighbourhood.

With quick access to Macleod & Stoney Trail, commuting is easy, while the nearby 300-acre Pine Creek Valley Environmental Reserve provides a peaceful, scenic escape. Step outside to enjoy walking trails, parks, playgrounds & close proximity to schools, coffee shops, restaurants & all amenities you need.

Legacy is a vibrant community with a true sense of connection, an ideal place to start your next chapter & create lasting memories with your loved ones.

\*\* Check out the 3D Tour \*\*

#### Built in 2013

## **Essential Information**

MLS® # A2220107 Price \$610,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,480 Acres 0.08

Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 37 Legacy Gate Se

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

#### **Amenities**

Amenities Park, Picnic Area, Playground

Parking Spaces 4

Parking Alley Access, Double Garage Detached, Garage Faces Rear, Oversized

# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island,

No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In

Closet(s), Wet Bar, Steam Room, Wired for Sound

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Bar Fridge

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Electric, Family Room, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low

Maintenance Landscape, Rectangular Lot, Street Lighting, Garden,

Paved

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 22nd, 2025

Days on Market 22

Zoning R-2M

HOA Fees 60

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Masters

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.