

# \$734,900 - 12 Legacy Glen Link Se, Calgary

MLS® #A2224491

**\$734,900**

5 Bedroom, 4.00 Bathroom, 1,681 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

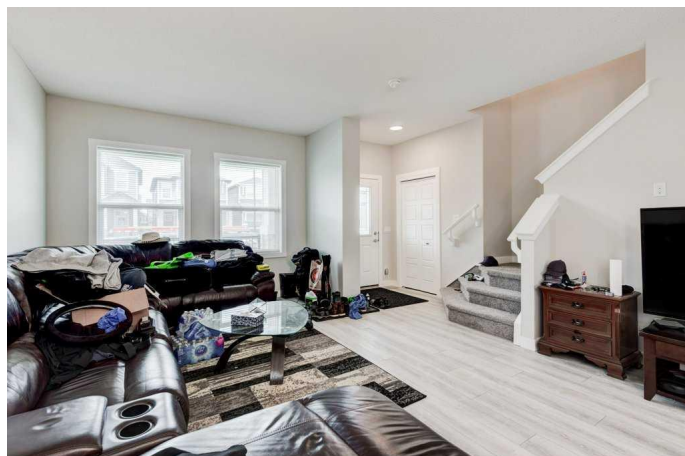
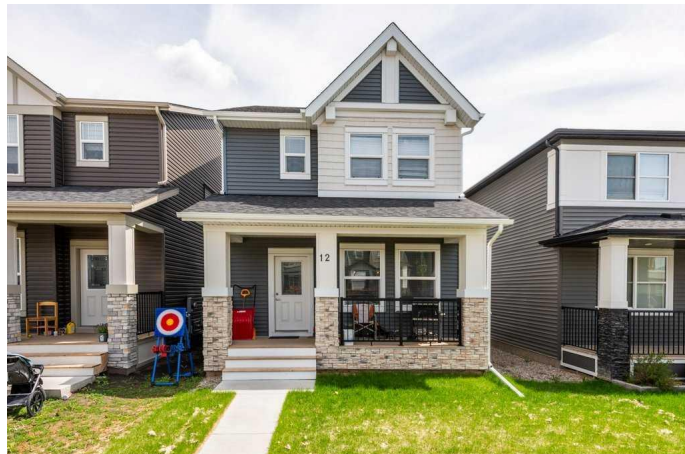
**\*\*INVESTOR ALERT \*\*** Great investment property with Tenants signed until Aug/Sep 2026. Being offered only as an investment property assuming the tenants and the leases in place. Well maintained and fully finished 5 Bedroom 4 Bathroom detached house with double garage. Fully landscaped with underground sprinklers, full fence, good sized deck and low maintenance stones in the back. Upstairs main floor has a welcoming entrance and large open floorplan. Lots of windows, 2 piece bathroom and large kitchen with stainless steel appliances and granite counters. Upstairs has 3 large bedrooms including a super sized master with full ensuite bathroom and walk in closet, Bonus Room, 4 piece family bathroom and laundry room. The lower level has its own entrance, 2 fair sized bedrooms, functional kitchen and living space, 4 piece bathroom and its own laundry!

Tenants are resigned for another year and happy to stay. Nothing to do but sit back and collect the rent! Good Cap Rate. Contact your Realtor for more details!

Built in 2023

## Essential Information

MLS® #	A2224491
Price	\$734,900
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Legacy Glen Link Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4T3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Alley Access, On Street
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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