

# \$550,000 - 37 Legacy Gate Se, Calgary

MLS® #A2256908

**\$550,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

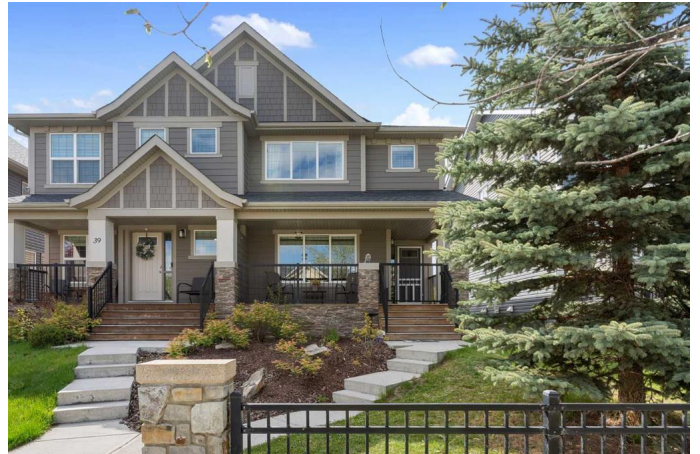
Residential on 0.08 Acres

Legacy, Calgary, Alberta

\*\*\* VALUE ALERT \*\*\* Now priced at \$550,000!

\*\*\* One of the BEST values in Legacy and surrounding areas! FULLY FINISHED, 4 BEDROOMS, 3.5 BATHROOMS, OVERSIZED DOUBLE GARAGE & 2158 of Total Sq Ft.

If you're dreaming of a home that grows with you & doesn't skip 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 & loads of storage. 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. The garage? OVERSIZED (24x20) DOUBLE GARAGE & a 10x24 concrete parking pad off the PAVED ALLEY. Nestled in the heart of



Legacy, this home is just mins from the Township Shopping Area, offering the convenience of having shops, services & daily essentials right in your own neighbourhood. With quick access to Mcleod & 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® #	A2256908
Price	\$550,000
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, Oversized, Garage Faces Rear  
# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Bar Fridge, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  
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, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 13th, 2025  
Days on Market 1  
Zoning R-2M  
HOA Fees 60  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Masters

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