

\$660,000 - 967 Legacy Circle Se, Calgary

MLS® #A2258534

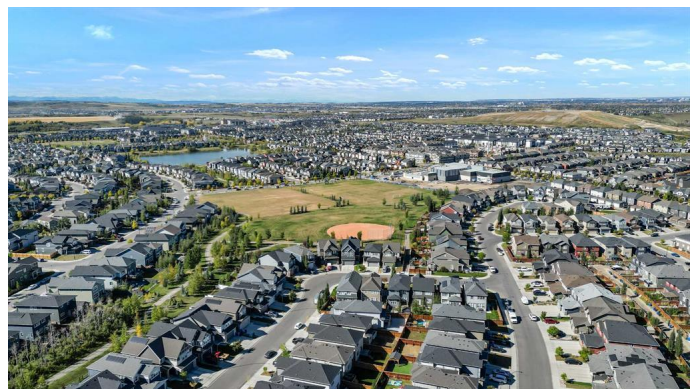
\$660,000

4 Bedroom, 4.00 Bathroom, 1,624 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

INVESTOR ALERT! Legal Suited Duplex in a prime location across from future park and sports field. Instant add to your portfolio and instant rental income with great tenants in place up and down. This Shane Built attached home features over 2300 sq ft of developed space and high end finishings throughout. As you enter the open concept floorplan you are greeted by luxury vinyl plank flooring throughout the large living room/dining room. Gorgeous kitchen with custom cabinetry, upgraded stainless steel appliances, herringbone subway tile backsplash, large center island, and access door to back deck. Head upstairs to the central bonus room which makes a great kids play area/TV room. Spacious master bedroom with walk-in closet and ensuite bathroom with tile flooring, quartz counters and walk-in shower. Good sized 2nd and 3rd bedrooms with another adjoining full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Head down to the fully finished legal basement suite with vinyl plank in the living room/dining room. Another stunning kitchen finished to the same quality of the main floor! Spacious bedroom with walk-in closet, adjoining 4-piece bathroom, and separate full-size front-loading laundry. Additional features include lighting packages from Carrington, Hardie Board exterior, double detached drywalled garage, front veranda, wired for smart home system. No expense was spared for the luxurious upgrades including upgraded flooring



throughout, knockdown ceilings, Delta fixtures, lighting, electrical and all appliances. This lovely home is situated across from a purposed park/green space and within walking distance to a new (to be built) school. Legacy is an amazing family community with 2 new purposed schools, along with recreational amenities, 3 ponds, 10 parks, 4 soccer fields, 3 commercial sites and over 300 acres of protected environmental reserve with 15km of interconnected walking trails, amphitheaters and leisure and recreation space along the escarpment plus a short commute to the mountains, Okotoks and a 20 minute drive to DT!

Built in 2023

Essential Information

MLS® #	A2258534
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,624
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	967 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A7

Amenities

Amenities	Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	22
Zoning	R-Gm
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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