



tanning(burning if you fall asleep) and plenty of room for Fido or the kids to play. If it's too hot in the back yard, head on around to the front fully covered porch and cool off...or just head inside as this home is air conditioned! You will be the envy of the neighborhood as many will say you only need it for "2 days" but we all know, they're just jealous that you have it and their spouse won't spend the money on it! Legacy offers everything from scenic walking paths and playgrounds to schools and shopping, all minutes away. Plus, easy access to Macleod and Stoney Trail makes getting around a breeze (even if Calgary traffic sometimes has other plans). Currently tenant occupied , that's right, you can buy now, earn rental income, and move in after the current lease is up or in 90 days...It's like future you already made a smart decision.

Built in 2017

### Essential Information

MLS® #	A2212146
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	41 Legacy Glen Row Se
Subdivision	Legacy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	51
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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