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GRASSROOTS
REALTY GROUP

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12 Legacy Main Street SE
Calgary, Alberta

MLS # A2274477

$555,000

Division:	Legacy
Type:	Residential/Four Plex
Style:	2 Storey
Size:	1,430 sq.ft.

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Beds:	4	**Baths:**	3 full / 1 half

Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized
Lot Size:	0.07 Acre
Lot Feat:	Back Lane

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	n/a

Welcome to this Legacy home with NO CONDO FEES, located directly across from a park, walking paths, and a playground—offering views of the fountain pond. This lovely property shows well and has an open-concept layout with high end finishes, including durable laminate flooring and stone countertops in both the kitchen and bathrooms. The main floor boasts a bright south-facing living area with pond views, raised ceilings, a convenient powder room, and direct access to the fully fenced backyard complete with a concrete patio and an oversized double garage (25' x 22'). The stylish and open plan kitchen offers abundant cabinetry, full-height cabinets, upgraded stainless steel appliances(gas stove) and a beautiful tile backsplash. Upstairs, the primary bedroom features a walk-in closet and a 3-piece ensuite. Two additional generous bedrooms, a full bathroom, and an upper-level laundry room complete this floor. The fully developed basement, completed by the builder, includes a fourth bedroom, another full bathroom, and a spacious rec/family room—perfect for guests or additional living space. Additional highlights include central air conditioning, a Kinetico water system, BBQ gas line, and a large lot.