

**1565 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2301258**



**\$524,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** n/A

Welcome to your future home in the family-friendly, vibrant neighbourhood of Legacy. The upper level offers 3 bedrooms and 2 full bathrooms with laundry. Primary suite features a walk-in closet and ensuite. The modern kitchen (with new stove-installed April 2026) features a pantry and quartz counter tops. The main level features an open living and dining room area with a convenient 2 piece bathroom off the back entrance. A fenced backyard with deck and gas hook up is perfect for BBQ days or your morning coffee. There is also a huge bonus of a cold and hot water hose bib for outdoor water use. The double detached garage is 240 volt insulated, with gas line and rough in for gas heater including thermostat. A great option for storage, cars and toys! Additional street parking is permitted in front of the home. The basement is ready for your imagination with rough-in already set up. A NEW hot water tank was installed March 2026. Central a/c will keep everyone cool on those hot summer days. You can watch the kids walk to the new k-9 Catholic school . Conveniently located close to all the amenities you could want including grocery stores, coffee shops and local dining favorites. Quick access to Stoney and MacLeod trail makes getting around Calgary a breeze. Legacy Residents Association Fee of \$60.00 annually ensures maintenance of amenities and provides community events.