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88 Legacy Mews SE
Calgary, Alberta

MLS # A2346387

$508,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,397 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this incredible duplex in the sought-after community of Legacy. Step inside and be greeted by a bright, open-concept floor plan featuring modern finishes and an abundance of natural light throughout. The contemporary kitchen is thoughtfully designed with a central island, ample cabinetry, and a pantry—perfect for both everyday living and entertaining. The main level also offers a spacious living room, a dining area, and a convenient two-piece bathroom, adding to the functionality of the space. Upstairs, you’ll find a generously sized primary bedroom complete with a walk-in closet and a four-piece ensuite. Two additional well-appointed bedrooms, another four-piece bathroom, and a conveniently located laundry room complete the upper level.The full, partially finished basement offers a blank canvas, ready for your personal touch and future development. Outside, the fenced backyard with a deck is perfect for enjoying warm summer evenings. Recent UPGRADES include vinyl floorings on main level, staircase and upper level. FRESH paint throughout. The vibrant community of Legacy offers an abundance of amenities, including parks, playgrounds, and scenic walking paths, along with nearby shopping and dining options. With quick access to downtown and major routes throughout the city, this location truly offers both comfort and convenience. Don’t miss this opportunity—book your private showing today!

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