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GRASSROOTS REALTY GROUP

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408 Legacy Circle SE
Calgary, Alberta

MLS # A2354298

$989,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Wood	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to Legacy, one of Calgary’s most vibrant and sought-after communities in the city’s southeast. This beautifully maintained detached corner lot offers an exceptional opportunity with a separate entrance and legal basement suite, making it ideal for families, investors, or those looking for additional income potential. Step inside to a bright and inviting open-concept main floor. The spacious living and dining areas provide the perfect setting for entertaining family and friends, while the well-appointed kitchen is conveniently located just off the dining area. The kitchen features stainless steel appliances, quartz countertops, and a generous island, offering plenty of space for meal preparation and casual dining. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary suite, along with two bathrooms and a conveniently located laundry area. The fully developed basement features a legal suite with its own separate entrance, complete with a functional kitchen and dining area, spacious bedroom, and three-piece bathroom—providing excellent flexibility for extended family, guests, or rental income. Outside, enjoy a welcoming front porch, landscaped yard areas, and a double attached garage. Legacy offers an incredible lifestyle with an abundance of amenities right at your doorstep. Enjoy nearby shopping, schools, parks, pathways, bike trails, ponds and lakes, along with convenient access to Calgary’s transportation network and the South LRT. This is a fantastic opportunity to own a home in one of Calgary’s most popular and growing communities. Directions:

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