

\$524,900 - 45 Legacy Gate Se, Calgary

MLS® #A2269408

\$524,900

3 Bedroom, 3.00 Bathroom, 1,497 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

Welcome to this one-of-a-kind duplex located on one of the best streets in the community! From the moment you arrive, the charming curb appeal hints at the thoughtful attention to detail and endless upgrades that await within. Step inside and be greeted by beautiful hardwood floors that welcome you into the inviting living room featuring custom built-ins/speakers, a spacious dining area, and a stunning chef's kitchen. This kitchen is a dream, featuring upgraded cabinetry, sleek quartz countertops, upgraded appliances (including a gas range), and a convenient, oversized breakfast bar—the perfect space for entertaining. The main level is completed with a spacious mudroom and a convenient 2-piece bathroom. Ascend the oversized staircase to discover the serene second level. The intimate primary suite awaits, a true retreat complete with built-in speakers, a generous ensuite bathroom, and a desirable walk-in closet. Two additional bedrooms, a 4-piece bathroom, and upper-level laundry complete this floor, ensuring convenience for the whole family. Finally, the unspoiled basement, featuring desirable 9-foot ceilings, is ready for your personal vision to create the perfect expanded space for your family's needs. Outside, you'll love the private, oversized west-facing backyard, which has been professionally landscaped and features a large deck with a BBQ gas line and patio, making it an ideal setting for outdoor entertaining and relaxation. For the car



enthusiast or those needing extra space, the paved back lane, oversized garage (23.5' x 23.5'), and storage shed provide everything youâ€™ll need. This home has been extremely well cared for and truly is a must-see! Be sure to view the 3D virtual tour for a better look

Built in 2013

Essential Information

MLS® #	A2269408
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	45 Legacy Gate Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0W3

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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