

\$615,000 - 41 Legacy Glen Row Se, Calgary

MLS® #A2212146

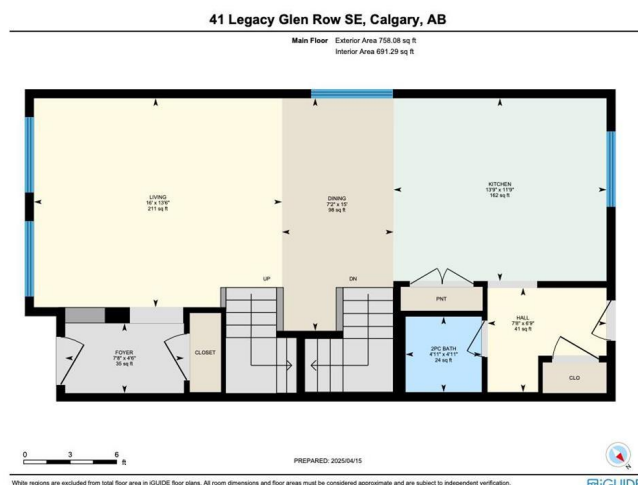
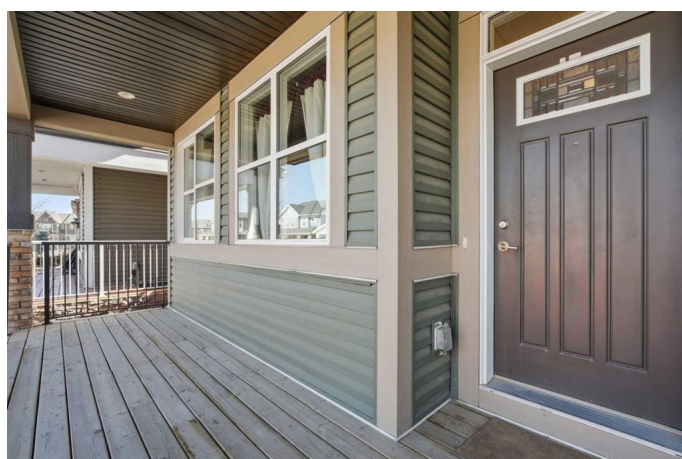
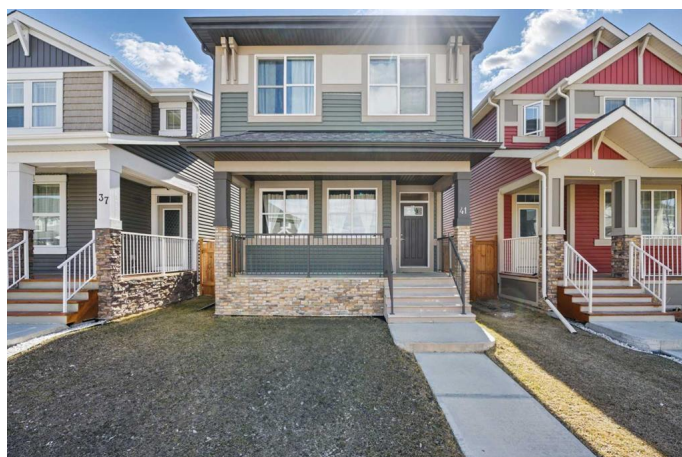
\$615,000

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to 41 Legacy Glen Row SE, where charm, comfort, and good vibes come standard! Tucked away in the sought after community of Legacy, this stylish and well kept detached home is perfect for future homeowners with a bit of patience or savvy investors who appreciate reliable tenants and a home that practically takes care of itself. Step inside and youâ€™re greeted by an open-concept main floor that practically whispers â€œrelaxâ€œ. With 9-ft ceilings, sleek vinyl plank floors (because who wants to vacuum carpet?), and sunlight pouring through every window, this space is equal parts cozy and Instagrammable.

The kitchen? Oh, itâ€™s a showstopper. Quartz countertops, stainless steel appliances, an island that says â€œgather round, friends,â€œ and cabinetry for days. Whether youâ€™re a gourmet chef or a takeout connoisseur, this kitchen has you covered. Upstairs, the primary suite is your personal retreat, featuring a spacious walk-in closet and ensuite bathroom that says, â€œyes, you deserve a bathtub to soak away the day.â€œ Two more bedrooms, a full bath, and laundry complete the upstairs...because hauling laundry to the basement is so last year. And speaking of the basement, itâ€™s unfinished, which is just a fancy way of saying itâ€™s a blank canvas. Man cave? Home gym? Secret lair? Your call. Outside, a double detached garage and a South facing backyard offers up some sun



tanning(burning if you fall asleep) and plenty of room for Fido or the kids to play. If it's too hot in the back yard, head on around to the front fully covered porch and cool off...or just head inside as this home is air conditioned! You will be the envy of the neighborhood as many will say you only need it for "2 days" but we all know, they're just jealous that you have it and their spouse won't spend the money on it! Legacy offers everything from scenic walking paths and playgrounds to schools and shopping, all minutes away. Plus, easy access to Macleod and Stoney Trail makes getting around a breeze (even if Calgary traffic sometimes has other plans). Currently tenant occupied , that's right, you can buy now, earn rental income, and move in after the current lease is up or in 90 days...It's like future you already made a smart decision.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212146 |
| Price | \$615,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,635 |
| Acres | 0.06 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 41 Legacy Glen Row Se |
| Subdivision | Legacy |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3Y7 |

Amenities

| | |
|----------------|-------------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 58 |
| Zoning | R-G |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.