

# \$575,000 - 37 Legacy Gate Se, Calgary

MLS® #A2245404

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

**NEW PRICE ALERT!!** Fully Developed 4 Bed, 3.5 Bath | 2158 of total Sq Ft | Oversized Double Garage.

If you're dreaming of a home that grows with you & doesn't skimp on style or substance, this one's for you!

Located in the heart of Legacy, just a short stroll to ponds, playgrounds & scenic walking paths, this fully finished 4 Bed, 3.5 Bath gem checks every box (& a few you didn't know you had).

Step onto the quintessential charming **FRONT PORCH** & into a bright, open-concept main floor where rich hardwood floors, a beautiful **FIREPLACE** & abundant natural light set the tone for cozy, modern living.

The kitchen? **GRANITE** counters, **STAINLESS** appliances, **GAS** range & storage for days. It flows seamlessly into your **SUNNY WEST** facing backyard, complete with a tiered **DECK**, exposed aggregate patio, low-maintenance landscaping & yes, a **HOT TUB** retreat that turns every night into spa night.

The **FULLY DEVELOPED** (permitted) is perfect for guests, teens, or in-laws. Featuring: 4th bedroom & Full bathroom with **STEAM SHOWER** & Cozy living room with **GAS FIREPLACE** & **WET BAR** for movie nights or hosting friends.

Oh & the garage? **OVERSIZED DOUBLE GARAGE** & a 10x24 concrete parking pad off the **PAVED ALLEY**.

Nestled in the heart of Legacy, this home is just minutes from the Township Shopping



Area, offering the convenience of having shops, services & daily essentials right in your own neighbourhood.

With quick access to Macleod & Stoney Trail, commuting is easy, while the nearby 300-acre Pine Creek Valley Environmental Reserve provides a peaceful, scenic escape. Step outside to enjoy walking trails, parks, playgrounds & close proximity to schools, coffee shops, restaurants & all amenities you need.

Legacy is a vibrant community with a true sense of connection, an ideal place to start your next chapter & create lasting memories with your loved ones.

**\*\* Check out the 3D Tour \*\***

Built in 2013

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245404               |
| Price          | \$575,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,480                  |
| Acres          | 0.08                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 37 Legacy Gate Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2X 0W3

### Amenities

Amenities Park, Picnic Area, Playground

Parking Spaces 4

Parking Alley Access, Double Garage Detached, Garage Faces Rear, Oversized

# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Bar Fridge, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Electric, Family Room, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Paved

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 4th, 2025

Days on Market 18

Zoning R-2M

HOA Fees 60

HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Masters

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