



**GRASSROOTS**  
REALTY GROUP

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**1318 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2254107**



**\$599,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 1318 Legacy Circle SE! The perfect blend of style, comfort, and convenience in one of Calgary's most sought-after communities! From the moment you arrive, you'll love the inviting front porch and sitting area, perfect for morning coffee or evening chats. Step inside to a bright and open main floor featuring 9-foot ceilings, oversized windows, and upgraded Muskoka smoke tile flooring that flows seamlessly throughout. The spacious family room is ideal for entertaining or cozy nights in, while the chef-inspired kitchen boasts a gas stove, oversized island, garburator, and plenty of cabinetry to keep everything organized. The sunny south-facing backyard is built for outdoor living with a massive deck (freshly refinished in 2025), BBQ pad, and a fenced, no maintenance yard leading to the double detached garage. Upstairs, the primary suite is a true retreat with huge windows, a walk-in closet, and a private 3-piece ensuite. Two additional bedrooms, a full 3-piece bathroom with a tub/shower combo, and the laundry room complete the upper level. The unfinished basement with roughed-in plumbing offers endless potential for future development plus loads of built-in storage. This home is perfectly located just steps from the upcoming Living Spirit K-9 Catholic School (opening Feb 2026), close to All Saints High School, and within walking distance to shops, restaurants, gyms, and all the amenities Legacy has to offer. Recent updates include: a brand-new Bosch dishwasher (2025), updated window coverings on the main floor and primary bedroom (2025), and the freshly sanded/painted front porch and back deck (2025). Don't miss your chance to own this turnkey home in the vibrant, family-friendly community of Legacy! Move-in ready and waiting for you, book a showing today! A2254107

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