



GRASSROOTS
REALTY GROUP

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150 Legacy Glen Court SE
Calgary, Alberta

MLS # A2270706



\$649,999

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,832 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

LEGAL BASEMENT SUITE! Amazing value and versatility in this beautifully finished duplex located in the highly sought-after, family-friendly community of Legacy—known for its extensive pathway system, beautiful green spaces, schools, and convenient access to Macleod Trail and Stoney Trail. Offering a total of 2,645.09 sq. ft. of developed living space, a rare 4 bedroom above grade layout, a main-floor bedroom with a full bathroom, and a separate 2 bedroom legal basement suite, this home is a great opportunity for families or investors seeking dual streams of income. The main floor features an inviting open-concept design with a bright living area, a spacious dining room and a well-appointed kitchen complete with large windows, stainless steel appliances, quartz countertops, a central island, and abundant cabinetry, all finished in sleek white and a trendy tiled backsplash. A large main-floor bedroom paired with a full 4 piece bath creates ideal flexibility for guests, in-laws, home office needs, or aging family members. Upstairs, the second level offers a generous family/bonus room, upper laundry room, and 3 bedrooms. The primary suite features a walk-in closet and a private 4-piece ensuite, while the additional bedrooms share another full bathroom. Natural light, modern finishes, and functional layout make this floor perfect for growing families. The **LEGAL 2-BEDROOM BASEMENT SUITE** adds tremendous value, featuring its own kitchen, a bright rec/living area, full 4-piece bath, and 2 bedrooms. Outside, the home offers modern curb appeal, a covered front entry, and low-maintenance landscaping. All of this is located steps from parks, pathways, schools, and Legacy’s popular amenities. A rare opportunity to own a spacious, potential income-generating duplex with over 2,645 sq.ft. of living space in one of Calgary’s most

desirable master-planned communities. Book your showing today!