



**24 Legacy Glen View SE
Calgary, Alberta**

MLS # A2279410

\$549,900

Division:	Legacy	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,398 sq.ft.	Age: 2016 (10 yrs old)
Beds:	3	Baths: 3 full / 1 half
Garage:	Heated Garage, Parking Pad, Single Garage Attached	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	Fiber Optics, High Speed Internet
Features:	Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater (electric), TV wall mounts, Pergola, Outdoor Lighting, Catio (optional)		

Do you want over 1900 square feet of total usable living space with 3 bedrooms and 3.5 bathrooms? Family friendly neighborhood? Granite countertops and 9 ft ceilings? This home is designed to handle the busy flow of daily life while ensuring everyone has a corner to call their own. Do you want a backyard that feels like a private escape rather than just a patch of grass? How about a deck with a pergola with built-in shutters and a lush canopy of vines and greenery? Do you want a garage that's functional year round? The front-attached garage is equipped with a heater and a workbench so you don't have to park outside to work on projects. Do you want a home where the hard work is already done? The basement is fully finished and includes a convenient 3-piece bathroom, but if you want to customize your own entertainment hub, the plumbing for a wet bar is already roughed in. You can skip the expensive and messy construction phase and go straight to the creative part of designing a space that fits your style. Do you want a morning routine that is actually effortless? With the new K-9 school opening just steps away for the 2026-2027 year, the school run becomes a nice walk. Do you want the convenience of amenities close by? You are moments away from the Township shopping hub, where you can find major grocery stores, popular retailers, and a variety of dining options and cafes. You're also less than 10 minutes from the South Health Campus hospital and the vibrant Seton urban district, home to a major cinema, additional shopping, and world-class recreation facilities. Come see this one in person!