



**GRASSROOTS**  
REALTY GROUP

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**1529 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2284776**



**\$499,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, On Street, RV Access/Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Quartz Counters		

<b>Inclusions:</b>	Gazebo, Shed, Curtain Rods
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Welcome to this well-kept half-duplex in the heart of Legacy, offering a bright and functional layout with nearly 1,500 sq. ft. above grade plus a fully finished basement. This home is south-facing, giving you beautiful natural light throughout the day. The main floor features a comfortable living area, a spacious dining room, and a stylish kitchen with dark cabinetry, stainless steel appliances, and a large island that's perfect for everyday living. There's also a convenient half bathroom on the main level. Upstairs you'll find three generously sized bedrooms, including a primary suite with its own 3-piece ensuite and walk-in closet. The laundry is also located upstairs for added convenience, along with a full 4-piece bathroom. The fully developed basement extends your living space with a large rec room, an additional bedroom, a full bathroom, and plenty of storage. Outside, you'll enjoy a private backyard that's ideal for pets, kids, or future garden plans. The location is unbeatable. You're directly across from one of Legacy's newest schools, with more schools, parks, pathways, restaurants, big-box shopping, and local favourites just minutes away. This is a family-friendly and highly walkable pocket of one of Calgary's most desirable communities. Whether you're a first-time buyer, downsizer, or investor, this home checks the boxes for comfort, functionality, and convenience.