



**56 Legacy Main Street SE
Calgary, Alberta**

MLS # A2290280



\$525,000

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Exterior Shed, (3) Wall Mounted TV brackets, Wall Mounted Shelves, Built in Desk in Office, Electric Fireplace in Living Room, Central Vac and Attachments.

NO CONDO FEES. FULLY DEVELOPED BASEMENT BY BUILDER. Upon entry to the home, you will immediately notice the spacious open concept main floor with nine-foot-high ceiling, living and dining space together with rear kitchen overlooking the private rear yard. For convenience a half bathroom is located on this level. On the second level you will find a generous size primary bedroom with a 4-piece ensuite and ample closet space. An open flex area currently used as an office and 4-piece bathroom separates the primary bedroom from a second bedroom on the upper level. Your laundry area is located on the upper floor. The basement was fully finished by the builder and includes a recreation/family room, a bedroom and a 4-piece bathroom, ideal for guests or older children. The total developed living space is over 1800 square feet including three 4-piece bathrooms and a single half bath. The rear yard is fenced, includes a patio and a parking pad for two vehicles off the lane. Paved Alley. Legacy is a sought-after district with its great shopping, schools, pathways and easy access to major thoroughfares. There is a bus stop across the street about half a block away on a route that connects to the south LRT. Relax on the sunny south facing front porch and enjoy the uninterrupted view of a large community pond with spectacular summer fountain display. Bonus, there are no condo fees for this home. Be sure to check out the virtual tour. You won't want to miss this one!