

# \$525,000 - 47 Legacy Gate Se, Calgary

MLS® #A2246131

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

Welcome to this bright and beautifully maintained 2-storey home nestled in the heart of Legacy—a thriving Calgary community known for its scenic pathway systems, nearby shopping, and strong family feel. Offering 1,370 sq ft of living space with 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this home is ready to impress. The main level is filled with natural light from the large windows and features a warm, freshly painted neutral palette. You™ll love the cozy front veranda, spacious living room, a designated dining area, and the modern kitchen with rich cabinetry, central island, and stainless steel appliances and a built in work station. A 2-piece powder room and a functional mudroom with built-in storage round out the main floor. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat with a walk-in closet and private 4-piece ensuite. A second full bathroom and an upstairs laundry area offer added convenience for busy households. Step outside to enjoy the large west-facing backyard with a composite deck and concrete patio that is perfect for entertaining or gardening enthusiasts. The homeowners have created a true outdoor oasis complete with apple trees, grapes, cherries, strawberries, Saskatoon berries, and rhubarb. Additional features include an oversized & heated double detached garage with a paved back alley and central air conditioning to keep you cool on those warm summer days. Located directly



across from a transit stop and just steps to the beautiful ponds and pathway system for biking and walking as well as Legacy's shops, schools, and green spaces, this home offers unbeatable value in a sought-after community.

Built in 2013

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246131               |
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,370                  |
| Acres          | 0.08                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 47 Legacy Gate Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 0W3           |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other                             |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                                           |
| Cooling      | Central Air                                                                                                          |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Unfinished                                                                                                     |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | R-2M             |
| HOA Fees       | 63               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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