

\$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)
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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
Zoning	R-2M
HOA Fees	63
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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