\$585,000 - 18 Legacy Common Se, Calgary

MLS® #A2246739

\$585,000

3 Bedroom, 4.00 Bathroom, 1,423 sqft Residential on 0.07 Acres

Legacy, Calgary, Alberta

Exceptionally Maintained Detached Corner-Lot Home in Legacy â€" Fully Finished with Upgrades Throughout.

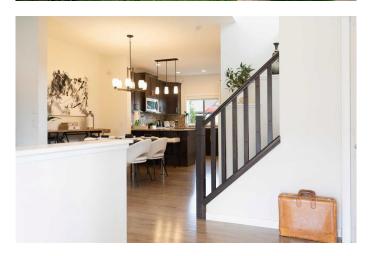
Welcome to 18 Legacy Common SE â€" this exceptionally maintained home shows like a showhome and offers tremendous value for first-time buyers or growing families. Situated on a desirable corner lot, the property offers extra space, privacy, and great curb appeal just steps from scenic walking paths and a pond. A covered front porch adds to the charm.

Step inside to a bright, open-concept main floor featuring hardwood floors, a well-appointed kitchen with granite countertops, stainless steel appliances, crown-molded cabinets, and plenty of storage and prep space. The layout flows seamlessly into the dining area and living room, where a gas fireplace adds a cozy focal point. Large windows provide an abundance of natural light, while central air conditioning keeps the home cool in summer. A central vacuum system adds everyday convenience.

The fully finished basement offers versatile additional living space, including a large family or games room, a flex area ideal for a home office or guest bedroom, and a full 4-piece bathroom, perfect for multi-purpose living or hosting visitors.







Upstairs, you'll find a comfortable primary suite with a walk-in closet and private ensuite, two additional bedrooms, a second full bathroom, and upper-level laundry for added ease.

Step outside to enjoy a fully fenced backyard with a large deck and newly installed privacy fencing, ideal for relaxing, entertaining, or outdoor dining. A double parking pad provides off-street parking and potential for a future garage.

Why Legacy? This award-winning community is known for its green spaces, ponds, parks, and extensive walking paths, plus nearby schools, restaurants, and shopping at Legacy Village and Township Centre. Quick access to Macleod Trail and Stoney Trail ensures a smooth commute anywhere in the city.

Well-designed, move-in ready, and located in one of Calgary's most sought-after newer communitiesâ€"18 Legacy Common SE is ready to welcome you home.

Book your private showing today!

Built in 2014

Essential Information

MLS®# A2246739 Price \$585,000 3 Bedrooms 4.00 Bathrooms 3 Full Baths Half Baths 1

Square Footage 1,423 Acres 0.07 Year Built 2014

Residential Type Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 18 Legacy Common Se

Subdivision Legacy City Calgary County Calgary **Province** Alberta Postal Code **T2X0X9**

Amenities

Amenities Park, Playground

Parking Spaces

Parking Off Street, Parking Pad

Interior

Interior Features Central Vacuum, Granite Counters, Open Floorplan, Walk-In Closet(s) **Appliances**

Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Stacked

Forced Air, Natural Gas Heating

Cooling Central Air

Yes Fireplace

of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Vinyl Siding, Wood Frame Construction

Foundation **Poured Concrete**

Additional Information

Date Listed August 7th, 2025

DC Zoning **HOA Fees** 60 HOA Fees Freq. **ANN**

Listing Details

Listing Office Ally Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.