

# \$520,000 - 72 Legacy Glen Street Se, Calgary

MLS® #A2251897

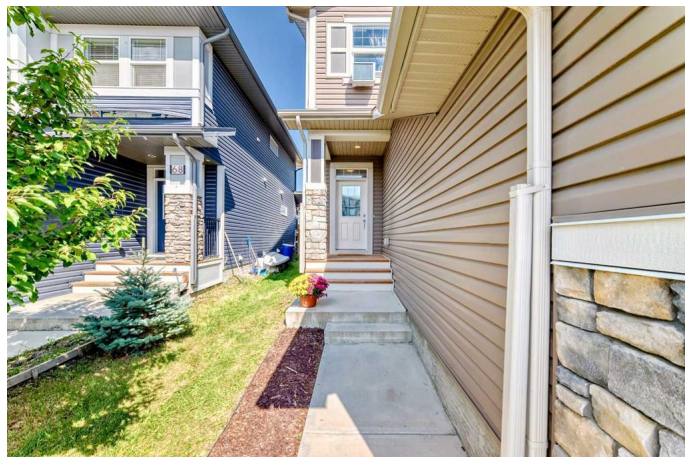
**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to the perfect family home in Legacy, bright, spacious, and move-in ready! Boasting 1,399 sq. ft. above grade with 3 bedrooms and 2.5 bathrooms, this 2 storey home is both practical and inviting. With a front attached single garage and a thoughtful layout, this home is what you've been looking for. The main floor welcomes you with 9 ft ceilings, durable laminate flooring, and neutral colours throughout. At the rear of the home, the kitchen features granite countertops, stainless steel appliances, and a central island with a breakfast bar – the perfect spot for morning coffee or after-school snacks. The kitchen and dining area open directly to the backyard, while the sun-filled living space flows easily to the back deck, making it ideal for family BBQs or cozy evenings outdoors. Upstairs, the primary suite provides a relaxing retreat with a walk-in closet and a 4-piece ensuite complete with dual sinks, shower, and a soaker tub. 2 additional bedrooms, a full bathroom, and convenient upper-level laundry complete this level. The basement, with roughed-in plumbing, is ready for your personal touch – whether you envision a playroom, home gym, or extra living space. Lovingly maintained and finished in timeless neutral tones, this home is truly move-in ready. Located in the heart of Legacy and just steps from over 300 acres of environmental reserve and scenic walking paths of Fish Creek Park, this is a wonderful place to put down roots. Book your private showing today and see why this could be the



perfect fit for your family!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251897               |
| Price          | \$520,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,399                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 72 Legacy Glen Street Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 3E2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                     |

|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Garden, Lighting, Other         |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-2M              |
| HOA Fees       | 60                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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