

# \$575,000 - 28 Legacy View Se, Calgary

MLS® #A2224298

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,578 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Step into this warm and inviting semi-detached home, perfectly located near everyday essentialsâ€”with no condo fees! Lovingly maintained by the original owners, this home blends functional living with thoughtful details throughout.

The charming front veranda leads into a bright and versatile front room that works beautifully as an office, cozy reading nook, or sitting area. The main floor includes a spacious living room, a dining area, a handy 2pc bathroom, and a stylish kitchen featuring granite countertops, premium built-in appliancesâ€”a rare and costly upgradeâ€”along with a gas range and a spacious pantry.

Upstairs offers three comfortable bedrooms, including a generous primary suite, two full bathrooms, and a convenient laundry room. The finished basement features a spacious rec room with a small barâ€”perfect for movie nights or entertainingâ€”as well as tons of extra storage.

Step outside to enjoy the large rear deck and patioâ€”ideal for relaxing or hosting friends. The fully fenced yard opens to a 22' x 21' double detached garage with plenty of space for vehicles and storage.

You'll love being steps from a lively plaza that includes a gym, pizza place, liquor store, pub, a cozy caf  with a European bakery. Plus, a



brand-new elementary school is nearly complete just a short walk away”perfect for young families.

Located in the sought-after community of Legacy, you're just minutes from scenic ponds, All Saints High School, the Township Shopping Centre, and local playgrounds. With quick access to Macleod Trail and peaceful walking paths through the nearby environmental reserve, this is a location that truly has it all.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224298               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,578                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 28 Legacy View Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X2C3            |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Additional Parking, Double Garage Detached |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                                             |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot                    |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 29             |
| Zoning         | R-2M           |
| HOA Fees       | 60             |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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