

# \$610,000 - 37 Legacy Gate Se, Calgary

MLS® #A2220107

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Legacy, Calgary, Alberta

Fully Developed 4 Bed, 3.5 Bath | 2158 of total Sq Ft | Oversized Double Garage.

If you're dreaming of a home that grows with you & doesn't skip on style or substance, this one's for you!

Located in the heart of Legacy, just a short stroll to ponds, playgrounds & scenic walking paths, this fully finished 4 Bed, 3.5 Bath gem checks every box (& a few you didn't know you had).

Step onto the quintessential charming FRONT PORCH & into a bright, open-concept main floor where rich hardwood floors, a beautiful FIREPLACE & abundant natural light set the tone for cozy, modern living.

The kitchen? GRANITE counters, STAINLESS appliances, GAS range & storage for days. It flows seamlessly into your SUNNY WEST facing backyard, complete with a tiered DECK, exposed aggregate patio, low-maintenance landscaping & yes, a HOT TUB retreat that turns every night into spa night.

The FULLY DEVELOPED (permitted) is perfect for guests, teens, or in-laws. Featuring: 4th bedroom & Full bathroom with STEAM SHOWER & Cozy living room with GAS FIREPLACE & WET BAR for movie nights or hosting friends.

Oh & the garage? OVERSIZED DOUBLE GARAGE & a 10x24 concrete parking pad off the PAVED ALLEY.

Nestled in the heart of Legacy, this home is just minutes from the Township Shopping Area, offering the convenience of having



shops, services & daily essentials right in your own neighbourhood.

With quick access to Macleod & Stoney Trail, commuting is easy, while the nearby 300-acre Pine Creek Valley Environmental Reserve provides a peaceful, scenic escape. Step outside to enjoy walking trails, parks, playgrounds & close proximity to schools, coffee shops, restaurants & all amenities you need.

Legacy is a vibrant community with a true sense of connection, an ideal place to start your next chapter & create lasting memories with your loved ones.

**\*\* Check out the 3D Tour \*\***

Built in 2013

### **Essential Information**

MLS® #	A2220107
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	37 Legacy Gate Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0W3

## Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Steam Room, Wired for Sound
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Bar Fridge
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Garden, Paved
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.