

# \$524,900 - 74 Legacy Boulevard Se, Calgary

MLS® #A2241271

**\$524,900**

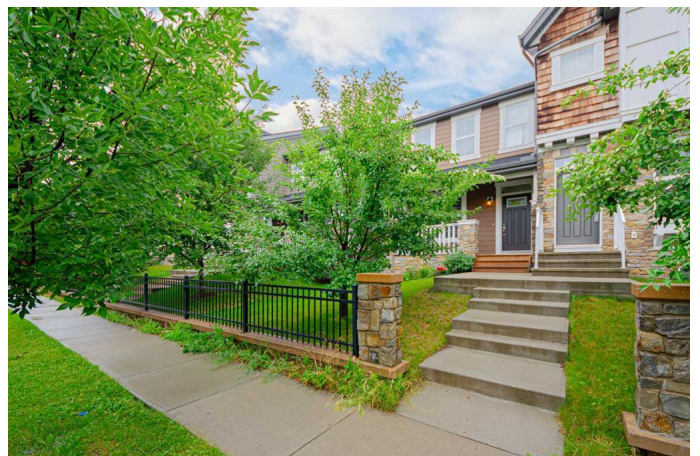
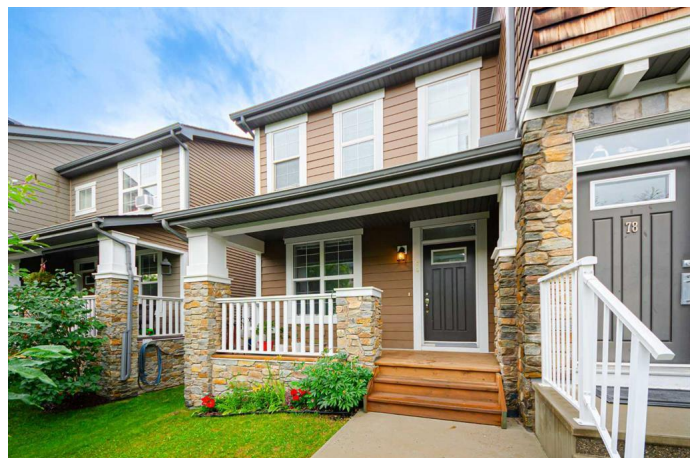
4 Bedroom, 4.00 Bathroom, 1,296 sqft

Residential on 0.05 Acres

Legacy, Calgary, Alberta

\*\*\* Welcome to this lovely home located in the vibrant and sought after community of Legacy. This home has NO CONDO FEES, over 1900sqft of developed space and 3 1/2 baths. Pride of ownership is evident throughout the house. As you enter this home you'll be greeted with an open concept combining the spacious family room, dining room and kitchen with stainless steel appliances and quartz countertops. Enjoy the spacious bright kitchen and dining area of this home with your family and friends while preparing wonderful meals. As you and family are ready to call it a night, be relax and forget about the world in your spacious master bedroom equipped with a 4pc ensuite and a walk in closet. There are two other great size bedrooms and a full bathroom that will surely accommodate your growing family. The basement has a great family room for entertaining guests or just a nice cool get away from the unexpected Calgary summer heat. The basement level also offers a nice size bedroom complete with a 4pc bathroom. Enjoy a morning coffee on your private front porch then enter your back patio and soak in the sunshine and summer breeze while mastering your BBQ grilling skills. This home is conveniently located near amenities, park/playground and just minutes away from education facilities. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! \*\*\*

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241271      |
| Price          | \$524,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,296         |
| Acres          | 0.05          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 74 Legacy Boulevard Se |
| Subdivision | Legacy                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 0Y6                |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None, Other                                                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Back Lane, Back Yard            |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 43              |
| Zoning         | R-2M            |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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