

# \$585,000 - 12 Legacy Gate Se, Calgary

MLS® #A2263644

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

Stylish 3-Bedroom Duplex in the Sought-After Community of Legacy

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom duplex located in the desirable community of Legacy. This home offers modern finishes, functional design, and plenty of space for your family to enjoy.

The main floor features a bright open-concept layout with hardwood flooring, a cozy gas fireplace, and a spacious living and dining area perfect for entertaining. The sleek kitchen showcases quartz countertops, stainless steel appliances, and a convenient pantry for extra storage. A mudroom with a large walk-in closet adds everyday practicality and style.

Upstairs, the primary bedroom impresses with a walk-in closet and a private ensuite featuring a stand-up shower. Two additional bedrooms, a full four-piece bathroom, and a dedicated laundry room (currently roughed in and ready to be reinstalled upstairs) complete the upper level.

The undeveloped basement is ready for your personal touch—ideal for creating additional living space to suit your needs. Outside, enjoy the double detached garage with a Hardie board exterior, offering both durability and curb appeal. The garage has an 8 foot tall double door and the walls are 9 feet tall for added storage!



Located close to parks, pathways, schools, and shopping, this home offers the perfect blend of comfort, convenience, and community living.

Key Features:

- 3 Bedrooms | 2.5 Bathrooms
- Double Detached Garage (Hardie Board Exterior)
- Hardwood Flooring on Main
- Quartz Countertops & Stainless Steel Appliances
- Open Concept with Fireplace
- Pantry & Mudroom with Large Walk-In Closet
- Primary Bedroom with Walk-In Closet & Ensuite
- Upper Floor Laundry Room (Rough-In Ready)
- Undeveloped Basement “ Ready for Your Personal Touch
- Family-Friendly Location in Legacy

Built in 2013

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263644               |
| Price          | \$585,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,669                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12 Legacy Gate Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 0W4           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | BBQ gas line                                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot   |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 27                |
| Zoning         | R-2M              |
| HOA Fees       | 60                |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX Landan Real Estate

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