

# \$690,000 - 520 Legacy Circle Se, Calgary

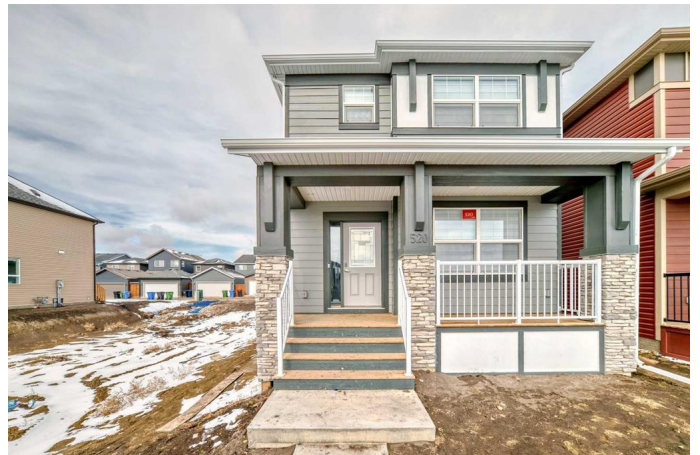
MLS® #A2207564

**\$690,000**

5 Bedroom, 4.00 Bathroom, 1,683 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

OPEN HOUSE SUN APRIL 13, (1-3 PM)  
PRICE REDUCED FOR A QUICK SALE !  
Welcome to this carefully crafted and beautifully designed Detached Laned home in the Legacy community. This perfect, ready-to-move-in home is suitable for first-time buyers and investors who are in search of a thriving and beautiful community like that of Legacy. The home boasts of a 9 ft ceiling with a knock-down ceiling texturing, bright and huge windows in the living area as well as the open concept living of the dining area and kitchen. The kitchen has got a very good appeal with its quartz countertops, stylish cabinets and handles, a pantry area, and lastly a 2-piece half bath all on the main floor of this home. The stairs lead upstairs to a bright cozy bonus room that is ideal for a second living room on this floor. There is a gorgeous primary bedroom with a 3-piece bathroom alongside a walk-in closet. There are other two bedrooms with a full 3-piece bathroom to go with. There is a large laundry room with enough wired shelving for other storage needs. There are two-sized bedrooms in the lower basement of this home with its furnace, laundry, and appliances. Yes! It is a LEGAL SUITE. It's an added help with paying your mortgage on this home. Convenience was part of the planning when building this home; each unit has its separate meter, making it easy for the basement to sort their energy usage. It has a dedicated entrance and parking space for the Basement Suite. Legacy is a vibrant



community with schools, shopping malls, and bus routes very close by.

Book a showing with your friendly realtor.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207564    |
| Price          | \$690,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,683       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 520 Legacy Circle Se |
| Subdivision | Legacy               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5J6              |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Park, Playground  |
| Parking Spaces | 3                 |
| Parking        | Stall, Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Washer/Dryer, Window Coverings, Electric Stove  |

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Central                               |
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Yard |
| Lot Description   | Front Yard, Lawn, Private             |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Vinyl Siding                |
| Foundation        | Poured Concrete, Slab                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 9               |
| Zoning         | R-G             |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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