\$660,000 - 967 Legacy Circle Se, Calgary

MLS® #A2258534

\$660,000

4 Bedroom, 4.00 Bathroom, 1,624 sqft Residential on 0.08 Acres

Legacy, Calgary, Alberta

INVESTOR ALERT! Legal Suited Duplex in a prime location across from future park and sports field. Instant add to your portfolio and instant rental income with great tenants in place up and down. This Shane Built attached home features over 2300 sq ft of developed space and high end finishings throughout. As you enter the open concept floorplan you are greeted by luxury vinyl plank flooring throughout the large living room/dining room. Gorgeous kitchen with custom cabinetry, upgraded stainless steel appliances, herringbone subway tile backsplash, large center island, and access door to back deck. Head upstairs to the central bonus room which makes a great kids play area/TV room. Spacious master bedroom with walk-in closet and ensuite bathroom with tile flooring, quartz counters and walk-in shower. Good sized 2nd and 3rd bedrooms with another adjoining full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Head down to the fully finished legal basement suite with vinyl plank in the living room/dining room. Another stunning kitchen finished to the same quality of the main floor! Spacious bedroom with walk-in closet, adjoining 4-piece bathroom, and separate full-size front-loading laundry. Additional features include lighting packages from Carrington, Hardie Board exterior, double detached drywalled garage, front veranda, wired for smart home system. No expense was spared for the luxurious upgrades including upgraded flooring







throughout, knockdown ceilings, Delta fixtures, lighting, electrical and all appliances. This lovely home is situated across from a purposed park/green space and within walking distance to a new (to be built) school. Legacy is an amazing family community with 2 new purposed schools, along with recreational amenities, 3 ponds, 10 parks, 4 soccer fields, 3 commercial sites and over 300 acres of protected environmental reserve with 15km of interconnected walking trails, amphitheaters and leisure and recreation space along the escarpment plus a short commute to the mountains, Okotoks and a 20 minute drive to DT!

Built in 2023

Essential Information

MLS® # A2258534 Price \$660,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,624
Acres 0.08
Year Built 2023

real Built 2023

Type Residential
Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 967 Legacy Circle Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 5A7

Amenities

Amenities Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Corner Lot, Front Yard, Landscaped, Level, Low

Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025

Days on Market 31

Zoning R-Gm

HOA Fees 60

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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