

# \$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 | 26             |
| Zoning         | R-2M           |
| HOA Fees       | 60             |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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