

# \$590,000 - 49 Legacy Glen Row Se, Calgary

MLS® #A2235457

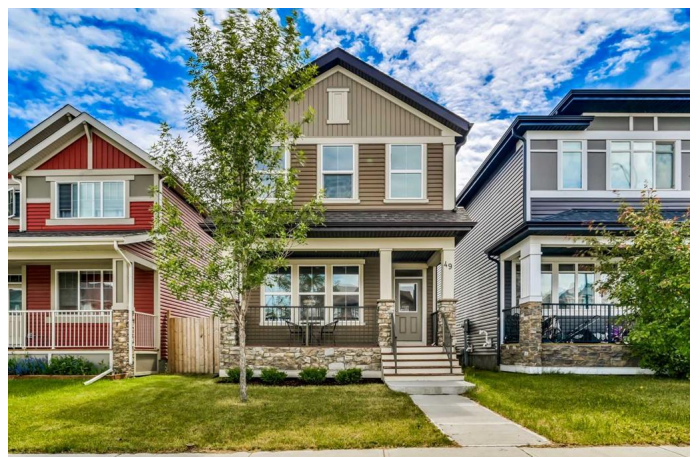
**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

Welcome to this beautiful and meticulously maintained two-story home, ideally situated in the heart of Calgary's vibrant Legacy community. This residence offers 1494 sq ft of living space, with an undeveloped basement ready for your personal design touches. As you approach, you'll be greeted by a spacious front porch veranda. Step inside to an inviting entrance that leads to a bright open concept main floor. The main floor boasts a generous dining area, a sleek kitchen with stainless steel appliances, a large island, quartz countertops, and luxury vinyl plank (LVP) flooring. With 9-foot ceilings throughout, the space feels even more expansive. A convenient 2-piece bathroom is tucked away next to the mudroom. Upstairs, you'll discover a beautiful and large master bedroom complete with a walk-in closet and a 4-piece ensuite bathroom. Two additional bright bedrooms, a 4-piece main bath, the laundry room and a fantastic bonus room (which is ideal for family time) complete the second level. The low maintenance fenced backyard features a good sized deck and a two car parking pad. Living in Legacy means enjoying easy access to everything you need. You'll be close to schools, parks, restaurants, and shopping centres. Plus, the home offers great access to Stoney Trail, Macleod Trail, and Deerfoot Trail, making commutes a breeze. Ready to experience this stunning home for yourself? Be sure to book your viewing today! Furniture is negotiable.



Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235457    |
| Price          | \$590,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,493       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 Legacy Glen Row Se |
| Subdivision | Legacy                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X3Y7                |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 2                                          |
| Parking        | Alley Access, Off Street, Outside, Unpaved |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

**Exterior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding                                                                                                        |
| Foundation        | Poured Concrete                                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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