

# \$670,000 - 26 Legacy Common Se, Calgary

MLS® #A2227243

**\$670,000**

4 Bedroom, 4.00 Bathroom, 1,591 sqft

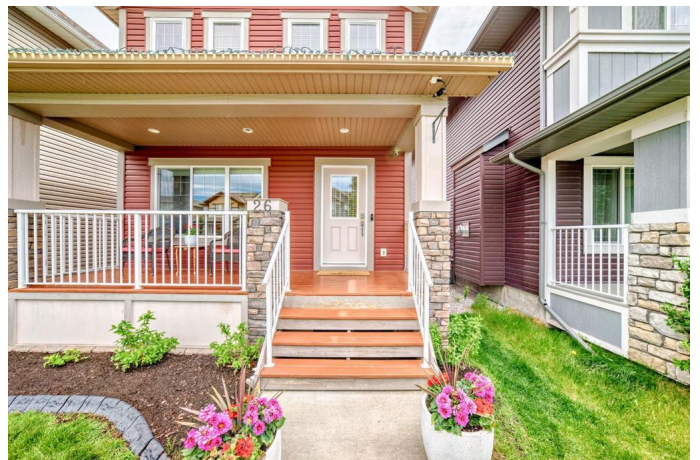
Residential on 0.07 Acres

Legacy, Calgary, Alberta

\*Join for an OPEN HOUSE Sat June 14 at 2:30pm-4:30pm\* Porch Living! This home has it ALL! Welcome to this beautifully appointed 4-bedroom, 3.5-bathroom, fully finished detached home that effortlessly blends timeless traditional style with modern comfort. Situated in a vibrant, amenity-rich neighborhood with schools, shopping, nature trails, and transit just minutes away, this home offers both luxury and convenience.

Step inside to discover 9-foot ceilings on both the main level and fully finished basement, creating a bright and spacious atmosphere. The open-concept layout features hardwood, tile, and carpet flooring, a cozy gas fireplace, and a well-designed pocket den—ideal for working from home or keeping organized. The heart of the home is the elegant kitchen, boasting granite countertops, abundant cabinetry, a large pantry, and a reverse osmosis system paired with whole-home water softening for pure, refreshing water. Stay cool year-round with central air conditioning, and lower your utility bills with the power of 10 solar panels.

Upstairs you'll find generously sized bedrooms, including a primary with a fabulous walk in closet, ensuite with a separate shower, luxe soaker tub and plenty of vanity space. The fully developed basement adds extra living space with a large fourth bedroom with walk in closet, 4pc full bath, and plenty of storage options - SUPER CLEAN AND ORGANIZED!



Outside, enjoy a 22â€™ x 22â€™ oversized detached garage, a fully fenced and xeriscaped backyard for low-maintenance living, and a pergola-covered deck perfect for relaxing or entertaining.

Don't miss your chance to own this energy-efficient, feature-rich home in one of the area's most desirable communities. Book your private showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227243    |
| Price          | \$670,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,591       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 26 Legacy Common Se |
| Subdivision | Legacy              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 0X9             |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | None                                                      |
| Parking Spaces | 2                                                         |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, |

|              |           |
|--------------|-----------|
|              | Oversized |
| # of Garages | 2         |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | DC             |
| HOA Fees       | 60             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Ally Realty |
|----------------|-------------|

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