

# \$620,000 - 42 Legacy Glen Common Se, Calgary

MLS® #A2204784

**\$620,000**

4 Bedroom, 4.00 Bathroom, 1,488 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to Legacy Glen Common, a quiet street only steps from the soon to be open Legacy K-9 School. This fully finished 4 bedroom, 3.5 bathroom home has over 2000 square feet of Air Conditioned developed space. The attention to detail and pride of ownership is apparent throughout. Luxury Vinyl Plank floors throughout the main floor including in the kitchen, a place youâ€™d be proud to entertain guests. Quartz counters, including the large island, stainless steel appliances, with a gas range, and loads of storage including central pantry. The Cabinetry is upgraded with pot & pan drawers, roll out shelves for those small appliances, and recycling pull out. Open to the kitchen are the dining room and cozy living room. Real Brick walls are the real show stopper in this home. There isnâ€™t another home in all of Legacy that offer this handsome and unique feature. Upstairs is the primary bedroom with stunning ensuite with dual sinks, standup shower with 10 ml glass, and a walk-in closet full of built-ins. Conveniently, youâ€™ll find the laundry room upstairs with 2 secondary bedrooms and another full bathroom. The lower level, with 9 foot ceilings, is fully finished offering a bedroom, full bathroom, the perfect family rec room and wet bar awaiting that popcorn machine for movie nights! The fully landscaped backyard is a fantastic space that includes a deck with gas line for the grill, concrete pad for the firepit/patio set and lovely trees and shrubs. Plenty of storage in the



utility room and in the attached garage, complete with mezzanine and gladiator storage solutions. Set in a great family community, this is the perfect home to build your family legacy.

Built in 2018

### Essential Information

MLS® #	A2204784
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,488
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	42 Legacy Glen Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y8

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Front Drive, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No
-------------------	---

	Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	12
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.