



**GRASSROOTS**  
REALTY GROUP

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**1545 Legacy Circle SE**  
**Calgary, Alberta**

**MLS # A2285555**



**\$585,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

OPEN HOUSE, FEBRUARY 22nd, 12-2.00pm. WATCH YOUR KIDS GOING TO SCHOOL! Welcome to your perfect family retreat in the sought-after community of Legacy! This cozy and well-maintained 3-bedroom, 2-bathroom home offers comfort, convenience, and modern style in one of Calgary's most family-friendly neighborhoods. Step inside to a bright, open-concept layout filled with natural light throughout. The modern kitchen features plenty of cupboards, generous countertop space, and sleek finishes—perfect for both everyday living and entertaining. The cozy family room provides a warm and inviting space to relax and unwind. Additional features include central A/C to keep you comfortable year-round and a built-in vacuum system with attachments for added convenience. Enjoy the ease of a low-maintenance backyard, ideal for busy families or anyone who loves outdoor time without the extra upkeep. A double detached garage adds extra convenience and storage. Located right across from a brand new school, it's the ultimate location for families with young children. Plus, you're just minutes away from parks, walking paths, and local shops in the vibrant Legacy community. Don't miss this opportunity to make this beautiful home yours!