



1565 Legacy Circle SE
Calgary, Alberta

MLS # A2301258



\$524,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,549 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/A

Welcome to your future home in the family-friendly, vibrant neighbourhood of Legacy. The upper level offers 3 bedrooms and 2 full bathrooms with laundry. Primary suite features a walk-in closet and ensuite. The modern kitchen (with new stove-installed April 2026) features a pantry and quartz counter tops. The main level features an open living and dining room area with a convenient 2 piece bathroom off the back entrance. A fenced backyard with deck and gas hook up is perfect for BBQ days or your morning coffee. There is also a huge bonus of a cold and hot water hose bib for outdoor water use. The double detached garage is 240 volt insulated, with gas line and rough in for gas heater including thermostat. A great option for storage, cars and toys! Additional street parking is permitted in front of the home. The basement is ready for your imagination with rough-in already set up. A NEW hot water tank was installed March 2026. Central a/c will keep everyone cool on those hot summer days. You can watch the kids walk to the new k-9 Catholic school . Conveniently located close to all the amenities you could want including grocery stores, coffee shops and local dining favorites. Quick access to Stoney and MacLeod trail makes getting around Calgary a breeze. Legacy Residents Association Fee of \$60.00 annually ensures maintenance of amenities and provides community events.