



GRASSROOTS
REALTY GROUP

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72 Legacy Mews SE
Calgary, Alberta

MLS # A2322371



\$514,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,405 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

Perfectly positioned, this charming semi-detached home is the prime opportunity for first-time buyers, young families, or anyone looking for a move-in ready home in the heart of Legacy. Ideally located beside the community pond and playground, and within walking distance to Township Shopping Centre, restaurants, amenities, and the brand-new K-9 school, this is a location that truly makes everyday life easier. Step inside to a bright and welcoming main floor featuring durable laminate flooring and a functional open-concept layout designed for comfortable living and entertaining. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, a large central island, and plenty of cabinet and counter space. Patio doors lead directly to the backyard deck, creating the perfect spot for summer BBQs and morning coffee. Upstairs, you'll find a generously sized primary retreat that easily accommodates a king-sized bed and features a large walk-in closet and private 4-piece ensuite. Two additional bedrooms offer plenty of room for kids, guests, or a home office, while a second full bathroom, laundry room and convenient linen closet complete the upper level. Outside, you'll appreciate the already paved back alley and grassy yard space. Parking is an ease with a single attached garage PLUS an oversized width driveway with room to accommodate two additional vehicles. Lovingly maintained and exceptionally well cared for, this home offers incredible value in one of Calgary's most sought-after family communities. One of the upper bedrooms is being used as an office and was virtually staged. Contact your favourite Realtor today and arrange a private viewing!