



GRASSROOTS
REALTY GROUP

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943 Legacy Circle SE
Calgary, Alberta

MLS # A2338345



\$619,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,393 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Gentle Sloping, Interior Lot, Landscaped, Lav		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		
Inclusions:	None		

Welcome to Legacy, one of Calgary's most vibrant and sought-after communities in the city's southeast. This beautifully maintained half-duplex offers an exceptional opportunity with a separate entrance and legal basement suite, making it ideal for families, investors, or those looking for additional income potential. Step inside to a bright and inviting open-concept main floor. The spacious living and dining areas provide the perfect setting for entertaining family and friends, while the well-appointed kitchen is conveniently located just off the dining area. The kitchen features stainless steel appliances, quartz countertops, and a generous island, offering plenty of space for meal preparation and casual dining. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite, along with two bathrooms and a conveniently located laundry area. The fully developed basement features a legal suite with its own separate entrance, complete with a functional kitchen and dining area, spacious bedroom, and three-piece bathroom—providing excellent flexibility for extended family, guests, or rental income. Outside, enjoy a welcoming front porch, landscaped yard areas, and a double detached garage. Legacy offers an incredible lifestyle with an abundance of amenities right at your doorstep. Enjoy nearby shopping, schools, parks, pathways, bike trails, ponds and lakes, along with convenient access to Calgary's transportation network and the South LRT. This is a fantastic opportunity to own a home in one of Calgary's most popular and growing communities.