



GRASSROOTS
REALTY GROUP

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33 Legacy Gate SE
Calgary, Alberta

MLS # A2343633

\$529,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,482 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: Deep Freeze, Garden Shed

Welcome to this beautifully maintained semi-detached two-storey home offering 4 bedrooms, 3.5 bathrooms, and a fully developed basement in a fantastic location. The thoughtfully designed main floor features a welcoming foyer, comfortable living spaces, and a functional layout that is perfect for both everyday living and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary retreat complete with a 4-piece ensuite, along with an additional 4-piece bathroom and the convenience of upper-level laundry. The fully developed basement adds valuable living space with a large recreation room, fourth bedroom, and 4-piece bathroom, providing an ideal area for guests, teenagers, a home office, or additional family living. One of the standout features of this property is the exceptionally deep lot. The west-facing backyard offers plenty of space to enjoy the outdoors and is beautifully landscaped with a large deck and full fencing, making it a great setting for summer gatherings, relaxing evenings, and outdoor activities. The generous rear parking pad leaves ample room for vehicles while also providing the opportunity for the new owner to build a garage in the future, if desired. The front of the home is equally inviting, with beautiful landscaping and a covered front porch that creates a warm and welcoming first impression. With its spacious floor plan, fully finished basement, deep lot, west-facing backyard, and future garage potential, this home offers an excellent combination of comfort, functionality, and outdoor living.

Legacy has been regarded as one of Calgary's best neighbourhoods. It offers several schools nearby as well as the South Health Campus only minutes away.