

# \$579,900 - 1318 Legacy Circle Se, Calgary

MLS® #A2254107

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

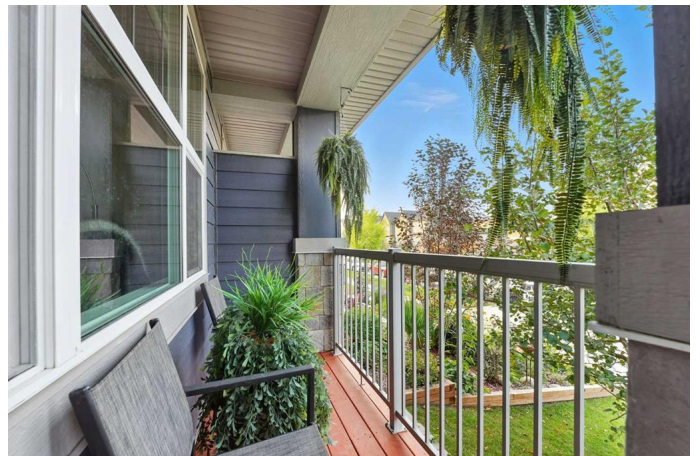
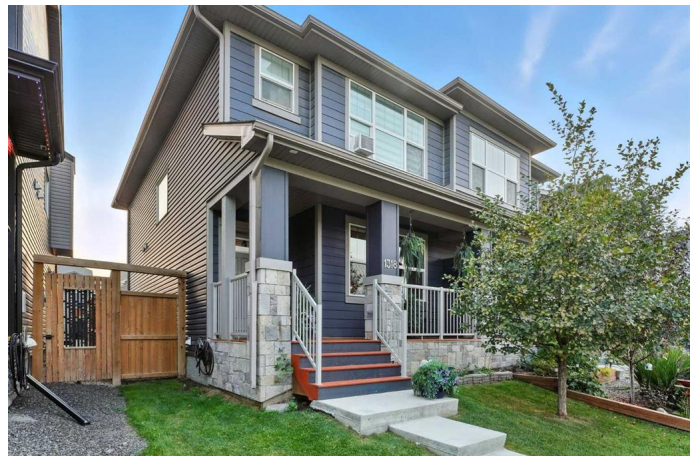
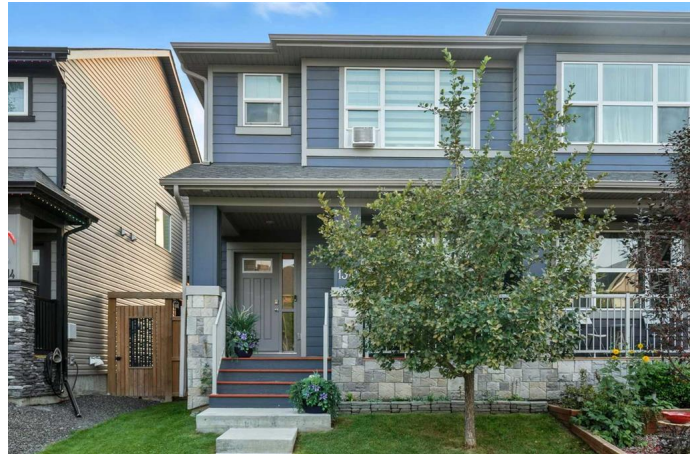
Welcome to 1318 Legacy Circle SE! The perfect blend of style, comfort, and convenience in one of Calgary's most sought-after communities!

From the moment you arrive, you'll love the inviting front porch and sitting area, perfect for morning coffee or evening chats. Step inside to a bright and open main floor featuring 9-foot ceilings, oversized windows, and upgraded Muskoka smoke tile flooring that flows seamlessly throughout. The spacious family room is ideal for entertaining or cozy nights in, while the chef-inspired kitchen boasts a gas stove, oversized island, garburator, and plenty of cabinetry to keep everything organized.

The sunny south-facing backyard is built for outdoor living with a massive deck (freshly refinished in 2025), BBQ pad, and a fenced, no maintenance yard leading to the double detached garage.

Upstairs, the primary suite is a true retreat with huge windows, a walk-in closet, and a private 3-piece ensuite. Two additional bedrooms, a full 3-piece bathroom with a tub/shower combo, and the laundry room complete the upper level. The unfinished basement with roughed-in plumbing offers endless potential for future development plus loads of built-in storage.

This home is perfectly located just steps from the upcoming Living Spirit K-9 Catholic School (opening Feb 2026), close to All Saints High School, and within walking distance to shops,



restaurants, gyms, and all the amenities Legacy has to offer.

Recent updates include: a brand-new Bosch dishwasher (2025), updated window coverings on the main floor and primary bedroom (2025), and the freshly sanded/painted front porch and back deck (2025).

Don't miss your chance to own this turnkey home in the vibrant, family-friendly community of Legacy! Move-in ready and waiting for you, book a showing today!

A2254107

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254107               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,528                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1318 Legacy Circle Se |
| Subdivision | Legacy                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X3C9                |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Freezer, Garburator, Gas Cooktop, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Oven                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | Window Unit(s)                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                      |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Vinyl Siding                                                                                           |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 51                  |
| Zoning         | R2-M                |
| HOA Fees       | 60                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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