

# \$614,800 - 34 Legacy Common Se, Calgary

MLS® #A2202101

**\$614,800**

3 Bedroom, 4.00 Bathroom, 1,462 sqft  
Residential on 0.07 Acres

Legacy, Calgary, Alberta

Welcome to 34 Legacy Common, a truly exceptional home located in the award-winning Legacy community, where luxury meets convenience! This stunning property boasts 3 spacious bedrooms, 3.5 beautifully designed bathrooms, and a separate entrance to the basement, perfect for added privacy or rental potential. The 2-car detached garage ensures plenty of space for your vehicles and storage. Just steps away from all the amenities you could need, including a gas station, restaurants, Tim Hortons, and scenic trails, plus unbeatable access to Stoney Trail and Deerfoot Trail for quick routes across the city. It's not just a house, it's a lifestyle—comfort, convenience, and style all in one place. Don't miss out—act now and make this dream home yours!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202101  |
| Price          | \$614,800 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,462     |
| Acres          | 0.07      |
| Year Built     | 2014      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 34 Legacy Common Se |
| Subdivision | Legacy              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2x 0X9             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Wet Bar   |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Wine Refrigerator, Bar Fridge |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Partially Finished   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |

|                |     |
|----------------|-----|
| Zoning         | DC  |
| HOA Fees       | 60  |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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