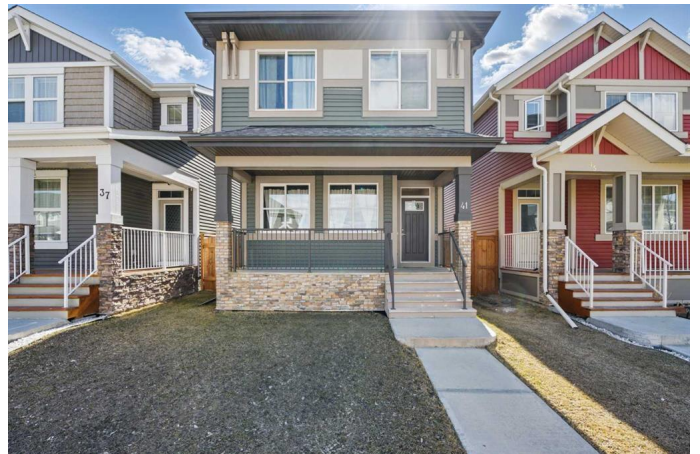


MLS® #A2212146

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.06 Acres

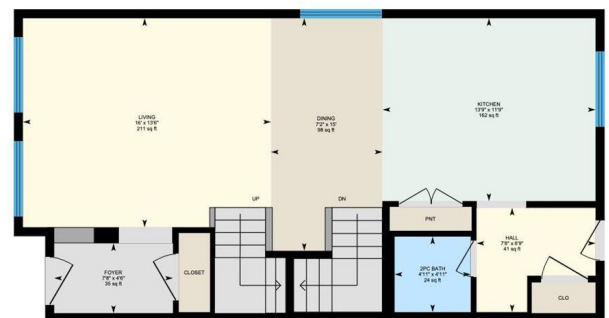
Welcome to 41 Legacy Glen Row SE, where charm, comfort, and good vibes come standard! Tucked away in the sought after community of Legacy, this stylish and well kept detached home is perfect for future homeowners with a bit of patience or savvy investors who appreciate reliable tenants and a home that practically takes care of itself. Step inside and youâ€™re greeted by an open-concept main floor that practically whispers â€œrelaxâ€• With 9-ft ceilings, sleek vinyl plank floors (because who wants to vacuum carpet?), and sunlight pouring through every window, this space is equal parts cozy and Instagrammable.

The kitchen? Oh, itâ€™s a showstopper. Quartz countertops, stainless steel appliances, an island that says â€œgather round, friends,â€• and cabinetry for days. Whether youâ€™re a gourmet chef or a takeout connoisseur, this kitchen has you covered. Upstairs, the primary suite is your personal retreat, featuring a spacious walk-in closet and ensuite bathroom that says, â€œyes, you deserve a bathtub to soak away the day.â€• Two more bedrooms, a full bath, and laundry complete the upstairs...because hauling laundry to the basement is so last year. And speaking of the basement, itâ€™s unfinished, which is just a fancy way of saying itâ€™s a blank canvas. Man cave? Home gym? Secret lair? Your call. Outside, a double detached garage and a South facing backyard offers up some sun



41 Legacy Glen Row SE, Calgary, AB

Main Floor	Exterior Area 758.08 sq ft Interior Area 691.29 sq ft
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0 3 6 ft PREPARED: 2025/04/15



tanning(burning if you fall asleep) and plenty of room for Fido or the kids to play. If it's too hot in the back yard, head on around to the front fully covered porch and cool off...or just head inside as this home is air conditioned! You will be the envy of the neighborhood as many will say you only need it for "2 days" but we all know, they're just jealous that you have it and their spouse won't spend the money on it! Legacy offers everything from scenic walking paths and playgrounds to schools and shopping, all minutes away. Plus, easy access to Macleod and Stoney Trail makes getting around a breeze (even if Calgary traffic sometimes has other plans). Currently tenant occupied , that's right, you can buy now, earn rental income, and move in after the current lease is up or in 90 days...It's like future you already made a smart decision.

Built in 2017

Essential Information

MLS® #	A2212146
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Legacy Glen Row Se
Subdivision	Legacy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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