

# \$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

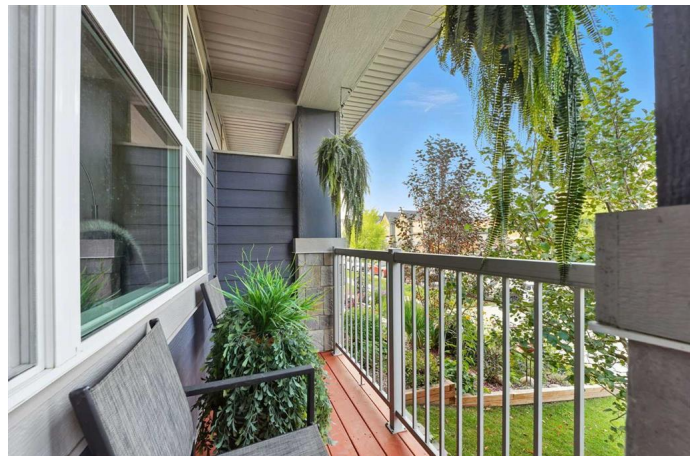
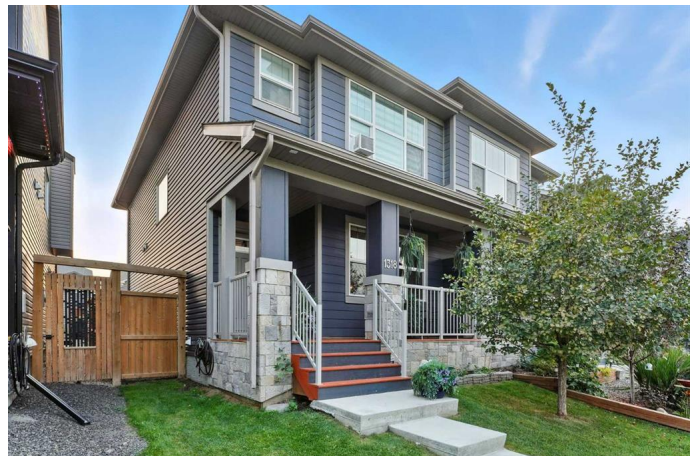
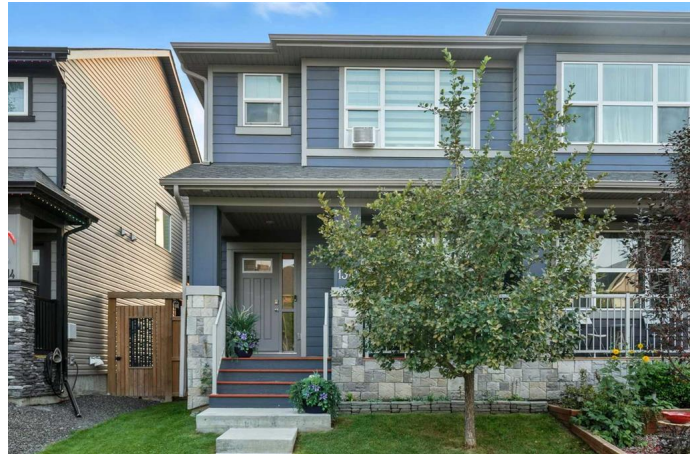
Welcome to 1318 Legacy Circle SE! The perfect blend of style, comfort, and convenience in one of Calgary's most sought-after communities!

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 | 77                  |
| Zoning         | R2-M                |
| HOA Fees       | 60                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.