

1318 Legacy Circle SE
Calgary, Alberta

MLS # A2254107

\$579,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,528 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-M
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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