

\$649,999 - 147 Legacy Glen Parade Se, Calgary

MLS® #A2195970

\$649,999

3 Bedroom, 3.00 Bathroom, 1,645 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

OPEN HOUSE CANCELLED Welcome to your dream family home in Legacy. This gently lived-in, like NEW, 3 bedroom, 2.5 bathroom duplex offers modern comforts and stylish finishes designed to accommodate every facet of family living. From the moment you arrive, the property impresses with its double front attached garage with a rough in for an EV Charger, and a full driveway so that you can comfortably accommodate up to four vehicles. The home backs onto a serene green space complete with the Yellow Park playground, picnic benches with a pergola and a basketball court—ideal for active kids and families who love outdoor fun. Step inside to discover a light-filled interior where attention to detail abounds. Wide plank flooring and shaker-style cabinets set a timeless tone throughout the living spaces, while 9-foot ceilings on the main level enhance the open, airy atmosphere. The thoughtfully designed kitchen features convenient pot drawers, modern finishes, and an electric stove with built in air fryer and attachments making meal preparation a joy. Added comfort comes with upper-level laundry and double soundproofed common walls, ensuring a peaceful retreat for every resident. The primary bedroom offers views of the green space and a luxurious 5 piece en-suite. The 2 other bedrooms are a wonderful size, and the cheater door from the third bedroom to the main bath makes it feel like a secondary primary suite. The expansive composite deck at the rear of the home is perfect for outdoor



entertaining or a quiet evening under the privacy of elegant screens. You'll notice that egress stairs have been installed from the basement window up to the deck so that easy egress can be achieved by any age group if and when you choose to develop your basement! Whether hosting a summer BBQ or enjoying a morning coffee, this outdoor oasis is sure to become a favourite gathering spot while you watch the kids play. Living in Legacy means joining a vibrant, family-oriented community. With over 300 acres of walking paths and green space, residents enjoy ample opportunities for recreation and connection with nature. The neighborhood boasts more than 7 playgrounds, ensuring children have endless options for entertainment. Families will appreciate the convenience of the nearby All Saints High School and a brand new elementary school set to open in 2026. The community is designed to flourish with a vast array of commercial amenities that, once fully complete, will rival two-thirds the size of Shawnessyâ€”providing residents with an abundance of shopping, dining, medical, childcare, and entertainment options. With easy access to Stony Trail and Macleod, commuting and exploring the greater area is a breeze. This Legacy duplex not only offers a stylish, comfortable home but also an exceptional lifestyle where community and convenience come together seamlessly. Discover the perfect blend of modern living and family friendly charm â€” your new home in Legacy awaits!

Built in 2023

Essential Information

MLS® #	A2195970
Price	\$649,999
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	147 Legacy Glen Parade Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4T3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Basketball Court
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot,

	Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-2M
HOA Fees	65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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