

# \$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	20

Zoning	DC
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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