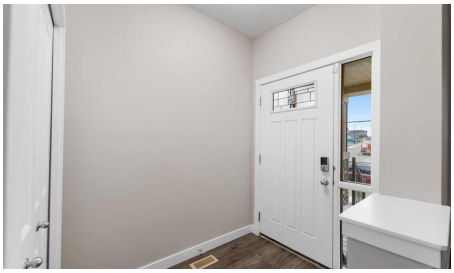
1330 LEGACY Circle SE

Calgary | Active | MLS® A2355207

$525,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**1,445.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

WELCOME TO 1330 LEGACY CIRCLE SE - COMFORT, STYLE & EXCEPTIONAL VALUE IN THE HEART OF LEGACY!
Discover this beautifully maintained, fully developed semi-detached home offering approximately 1,432 sq. ft. of above-grade living space, thoughtfully designed for modern family living. Built in 2017, this impressive two-storey property features 4 bedrooms, 3.5 bathrooms, a fully finished basement, central air conditioning, and a double detached garage.
Step inside to a bright and inviting main floor featuring a spacious living room, an open-concept dining area, and a well-appointed kitchen with granite countertops, stainless steel appliances, ample cabinetry, and a stylish tile backsplash. The functional layout provides an excellent space for everyday living and entertaining, while a convenient two-piece powder room completes the main level.
Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat featuring a walk-in closet and a private three-piece ensuite. Two additional bedrooms, a full four-piece bathroom, and conveniently located upper-floor laundry provide the practicality and comfort today's families appreciate.
The fully finished basement adds valuable living space and flexibility, featuring a welcoming recreation room, a fourth bedroom, a three-piece bathroom, and an additional separate room ideal for a home office, study, or storage. Whether accommodating guests, working from home, or creating a dedicated entertainment area, this lower level offers possibilities to suit your lifestyle.
Additional highlights include central air conditioning for year-round comfort, recently replaced carpeting, and a double detached garage offering secure parking and extra storage.

Located in the desirable, family-friendly community of Legacy, this home offers convenient access to an abundance of amenities. Enjoy nearby parks, playgrounds, scenic ponds, and an extensive network of walking and cycling pathways. Families will appreciate the proximity to Living Spirit School (K-9) and All Saints High School, while shopping, restaurants, and everyday essentials are easily accessible at Township Shopping Centre and surrounding retail destinations.
With convenient connections to Stoney Trail, Deerfoot Trail, and Macleod Trail, commuting throughout Calgary is straightforward.
Offering an exceptional combination of space, functionality, location, and value, this move-in-ready home is an opportunity you won't want to miss. Schedule your private showing today and discover everything 1330 Legacy Circle SE has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355207
Bedrooms	4
Bathrooms	4

Year Built	2017
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,445.54 sq. ft.
Main Level Finished Area:	713.47 sq. ft.
Upper Level Finished Area:	732.08 sq. ft.
Below Grade Finished Area:	641.94 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,508 sq. ft.
Lot Frontage:	23'7½"
Front Exposure:	Southeast
Unit Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1612689
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$60.00
City Quadrant:	Southeast
Community:	Legacy
Amenities:	Playground

Appliances:	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, None, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Dining Room · 14'4" × 13'10" ·
Main Floor	Kitchen · 11'6" × 11'3" ·
Main Floor	Living Room · 13'6" × 11'9" ·
2nd Floor	Bedroom · 11'7" × 8'7" ·
2nd Floor	Bedroom · 11'7" × 9'9" ·
2nd Floor	Bedroom - Primary · 13'1" × 11'9" ·
Lower Level	Storage · 9'2" × 5'4" ·
Lower Level	Furnace/Utility Room · 10'4" × 6'9" ·
Basement	Bedroom · 10'7" × 9'4" ·
Basement	Game Room · 16'1" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-2M
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1330-legacy-circle-se-calgary-a2355207/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.