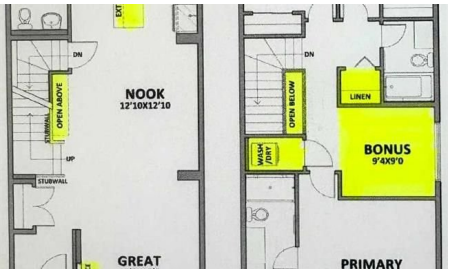
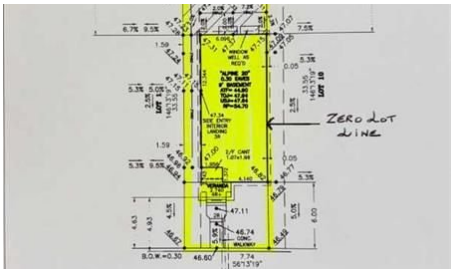
45 Legacy Point Terrace SE

Calgary | Active | MLS® A2330874

$579,898









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,754 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

GST IS INCLUDED IN THE PRICE ! QUICK POSSESSION * THIS HOME QUALIFIES FOR THE NEW FEDERAL "FIRST TIME BUYER GST REBATE PROGRAM" * LOOK MASTER BUILDER has added $30,000 in Builder upgrades to this amazing wide open home to ensure that you'll be thrilled with the final results on the possession day! Check and compare the included features : 8 ft. long kitchen island that has 5 drawers and 4 doors - a full length eating bar and 1" thick quartz countertop, 3 stylish pendant lights over the island, soft close cabinet doors and soft close drawers, two tone kitchen cabinets, a rough-in opening for a built-in microwave, a rough-in for future chimney hoodfan, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink, gasline for a gas stove, large great room with 50" wide fireplace, a fireplace mantle, white "Zebra Blinds" window coverings, Berkley modern interior doors that provide more sound reduction, sturdy satin nickel wire shelving, California knockdown textured ceilings throughout, exquisite QUEST XL Luxury Vinyl Plank flooring on the main floor, dignified vinyl tile to be installed in the upper bathrooms and laundry room, wide staircase to the upper floor, 15 ft. of black metal spindles from main floor to upper floor, upper floor laundry room, cozy 2nd floor bonus room, the ensuite has a quartz countertop with 2 undermount sinks and a 5' wide ensuite shower (tiled to the ceiling), 1 row of tile above counters in upper bathrooms, bathroom vanities have a bottom drawer, the main bath tub has vinyl tile extended to the ceiling, the mudroom has a built-in bench and coat hooks unit, energy saving "triple pane" windows, side entry door to basement, clean air filtration system(HRV), General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, SMART Thermostat with HRV control, 200 AMP electrical panel, 2 sewer backup valves, basement has plumbing rough-ins for a bathroom, laundry facilities and kitchen sink, 9 ft. foundation wall height, soffit plug and switch, gasline for BBQ, elegant PRAIRIE front elevation with stone accenting and a $500 front landscaping certificate! Pictures are representative - builder sales rep. will clarify all details prior to writing a contract.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330874
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,754 sq. ft.
Main Level Finished Area:	871 sq. ft.
Upper Level Finished Area:	883 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,795 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	Unregistered
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Electric
Garage:	No
Garage Spaces:	0
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$65.00
City Quadrant:	Southeast
Community:	Legacy
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	ZEBRA blind window coverings (not in basement and not on doors). $500 front yard landscaping certificate.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Nook · 12'10" × 12'10" ·
Main Floor	Kitchen · 15'2" × 12'10" ·
Main Floor	Great Room · 15' × 12'1" ·

Upper Level	Bedroom - Primary · 13'6" × 12'7" ·
Upper Level	Bedroom · 10'5" × 9'4" ·
Upper Level	Bedroom · 12' × 9'4" ·
Upper Level	Bonus Room · 9'4" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Zero Lot Line
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1
Listed Date:	Jul 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-legacy-point-terrace-se-calgary-a2330874/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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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.