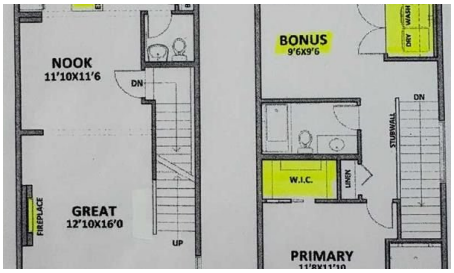
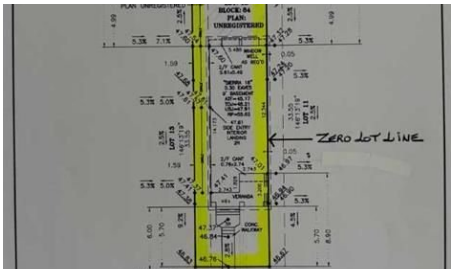
49 Legacy Point Terrace SE

Calgary | Active | MLS® A2318126

$564,896









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,624 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

DECEMBER COMPLETION * GST IS INCLUDED IN THE PRICE ! THIS HOME QUALIFIES FOR THE NEW FEDERAL "FIRST TIME HOME 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 standard features : 6 ft. long kitchen island, 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 cabinets, roughed-in for a built-in microwave, chimney hood fan rough-in, spacious kitchen pantry, 36" high upper cabinets, stylish Blanco Silgranit kitchen sink, waterline to fridge, R.I. 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, 7 ft. of black metal spindles, large laundry area, 6 ft long ensuite quartz countertop with 2 undermount sinks, 5' wide ensuite shower, 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, triple pane windows, full width front veranda, clean air filtration system(HRV), private side entry door to the basement, two EGRESS basement windows, General Aire drip humidifier, 96% high efficiency 2 stage multi-speed furnace, 80 gal US hot water tank, ECOBEE 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, a R.I gas line for a 2nd future furnace, painted basement stairs, soffit plug and switch, R.I. gasline for BBQ, 18'x22' rear gravel parking pad, elegant ARTS AND CRAFTS front elevation with tons of stone accenting and a $500 front landscaping certificate! RMS measurements taken from Builder's blueprints.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318126
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:	1,624 sq. ft.
Main Level Finished Area:	783 sq. ft.
Upper Level Finished Area:	841 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,574 sq. ft.
Lot Frontage:	23'5"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	7
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, Humidity Control, 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, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Great Room, Mantle
Garage:	No
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
Inclusions:	ZEBRA blinds window coverings (not in basement, not on doors and not on stairwell window). $500 front yard landscaping certificate.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Great Room · 16' × 12'10" ·
Main Floor	Dining Room · 11'10" × 11'6" ·
Main Floor	Kitchen · 12' × 11'10" ·
2nd Floor	Bedroom - Primary · 11'10" × 11'8" ·
2nd Floor	Bedroom · 10' × 8'4" ·

2nd Floor	Bedroom · 10' × 8'4" ·
2nd Floor	Laundry · 6' × 5'9" ·
2nd Floor	Bonus Room · 9'6" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, 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-G
Listed Date:	Jun 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/49-legacy-point-terrace-se-calgary-a2318126/

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