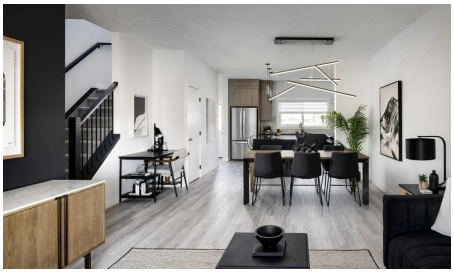
640 Legacy Circle SE

Calgary | Active | MLS® A2321601

$545,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,684 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc. and Real Broker

A closer look

Welcome to the Delta II by Shane Homes, currently in progress. This thoughtfully designed 3 bedroom, 2.5 bath two storey home offers an open concept main floor with a bright living room, dedicated dining area, and a rear kitchen featuring a walk-in pantry. A convenient half bath and charming covered front veranda complete the main level. Upstairs, enjoy a spacious owner’s bedroom with a walk-in closet and 4 piece ensuite, plus two additional bedrooms, a full bathroom, upper family room, and stacked laundry. The unfinished basement includes rough-ins and is prepared for future development, offering excellent potential to customize the space to your needs.. Photos are representative of a finished showhome. Finishes will vary. Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321601
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land 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:	1,684 sq. ft.
Main Level Finished Area:	812 sq. ft.
Upper Level Finished Area:	872 sq. ft.
Condo Fee:	$346.18

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	2,889 sq. ft.
Lot Frontage:	25'11 7/8 "
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
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:	TBD
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Legacy
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 16'9" × 10'10" ·
Main Floor	Dining Room · 12'10" × 10'6" ·
Main Floor	Kitchen · 12'9" × 12'8" ·
Upper Level	Bedroom - Primary · 13'6" × 12'11" ·
Upper Level	Bedroom · 11' × 9'3" ·
Upper Level	Bedroom · 11' × 9'2" ·
Upper Level	Family Room · 13'6" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights

Interior Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Private Entrance, Rain Gutters
Patio And Porch Features:	Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	TBD
Listed Date:	Jun 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/640-legacy-circle-se-calgary-a2321601/

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

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