85 Legacy Common SE

Calgary | Active | MLS® A2358270

$565,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**1,473 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

A finished basement. A double garage. A backyard made for relaxing. This beautiful home in Legacy brings it all together, with MAINTENANCE-FREE LANDSCAPING front and back! Located near the end of a quiet street, this 4-bedroom, 3.5-bathroom home offers bright, comfortable living spaces and room for the whole family.

Wide-plank flooring and a beautiful fireplace give the main floor a warm, welcoming feel. The open layout connects the living room, dining area, and kitchen, keeping everyone together through busy mornings, family dinners, and evenings with friends. Quartz countertops, a glass tile backsplash, a Silgranit sink, soft-close cabinetry, and a newer dishwasher make the kitchen as practical as it is attractive.

Upstairs, the spacious primary bedroom features a walk-in closet and private ensuite with a large walk-in shower. Two additional bedrooms, a full bathroom, and convenient UPSTAIRS LAUNDRY complete the level.

The PROFESSIONALLY DEVELOPED BASEMENT gives everyone a little extra space, with a fourth bedroom, full 4-piece bathroom, storage, and a large media room wired for surround sound. Settle in for movie night, give the kids a place to hang out, or make guests feel at home with their own space. A newer Rinnai TANKLESS HOT WATER system is another welcome feature.

Outside, your weekends are yours to enjoy! With no lawn to mow in either yard, you can spend more time on the deck, dining on the patio, or relaxing to the sound of the backyard water feature. The private outdoor space also provides easy access to the builder-finished DOUBLE DETACHED GARAGE. Permanent exterior TRIMLIGHT lighting adds a finishing touch, with customizable colours for holidays, celebrations, or everyday curb appeal.

Beyond your front door, Legacy offers parks, ponds, pathways, playgrounds, and schools, along with an excellent selection of shops, restaurants, and everyday amenities. Whether it’s a walk around the neighbourhood or a quick stop for groceries on the way home, it’s easy to settle into life here.

With the basement, garage, fencing, and landscaping already complete, you can move in, unpack, and start enjoying your new home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358270
Bedrooms	4
Bathrooms	4
Year Built	2014

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:	1,473 sq. ft.
Main Level Finished Area:	688 sq. ft.
Upper Level Finished Area:	785 sq. ft.
Below Grade Finished Area:	629 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	8'7"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
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:	1411876
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	LIfestyle Homes
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$60.00
City Quadrant:	Southeast
Community:	Legacy
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 13' × 6'5" ·
Main Floor	Kitchen · 13' × 13' ·
Main Floor	Living Room · 14'8" × 13'5" ·
2nd Floor	Bedroom · 12' × 9'4" ·
2nd Floor	Bedroom · 12' × 9'5" ·
2nd Floor	Laundry · 6'11" × 4'11" ·
2nd Floor	Bedroom - Primary · 16'5" × 13' ·
Basement	Bedroom · 11'9" × 8'8" ·
Basement	Game Room · 14'8" × 13'11" ·
Basement	Furnace/Utility Room · 12'8" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-legacy-common-se-calgary-a2358270/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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