

# \$574,900 - 259 Legacy Mews Se, Calgary

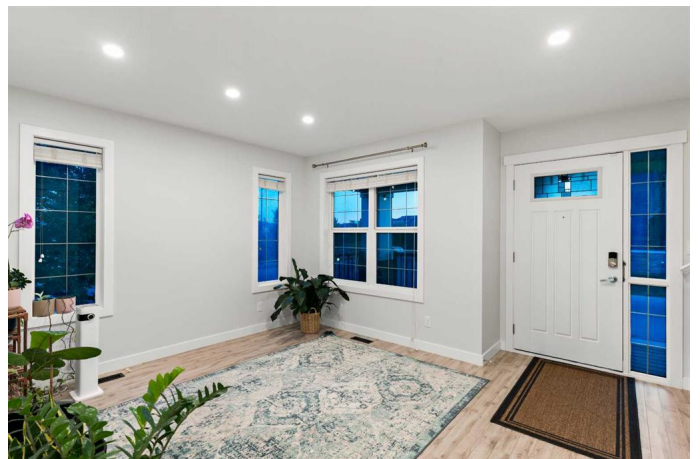
MLS® #A2230008

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0.08 Acres

Legacy, Calgary, Alberta

\*\*\*NO CONDO FEES, separate basement entry, centralized air conditioning, a 6.5 kW solar panel system (13 panels), sun-filled south exposure, and tranquil pond views—features like these are rare to find at this price point\*\*\*. Welcome to this beautifully maintained semi-detached home located in the highly sought-after community of Legacy, offering no condo fees and thoughtful upgrades throughout! Situated on a larger lot, this home offers extra side yard space perfect for a dog run, south-facing garden, or additional outdoor features. The charming front porch invites you to relax and enjoy the picturesque views of the natural park and pond directly across the street. Inside, the main floor impresses with wide vinyl plank flooring, industrial-style light fixtures, and a stylish barn door that adds a rustic touch. The heart of the home—the kitchen—boasts premium grade granite countertops, full-height cabinetry, a gas stove, stainless steel appliances, a large pantry, and a center island with an eating bar. The open-concept layout connects the kitchen, dining area, and living room, making it ideal for both daily living and entertaining. A bonus front room offers flexible space for an office, music area, or additional seating. Step out from the back entry to your low-maintenance yard and deck—perfect for outdoor living. Upstairs, you'll find a spacious primary suite with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, a full 4-piece bath, and convenient upper-level laundry. The



undeveloped walk-out basement features a separate entrance, providing excellent potential for a future suite or private living area. Additional perks include central air conditioning for year-round comfort. The maintenance-free backyard is designed for easy living, featuring a spacious stamped concrete patio, additional wooden decking, and a shed for extra storage. A compacted recycled asphalt pad offers parking for two vehicles. Call your Real Estate Agent today to book a private viewing.

Built in 2013

### Essential Information

MLS® #	A2230008
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	259 Legacy Mews Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0W3

### Amenities

Amenities	Other
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Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Washer, Window Coverings, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Corner Lot, Creek/River/Stream/Pond, Landscaped, Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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