

# \$674,900 - 73 Legacy Glen Point Se, Calgary

MLS® #A2240912

**\$674,900**

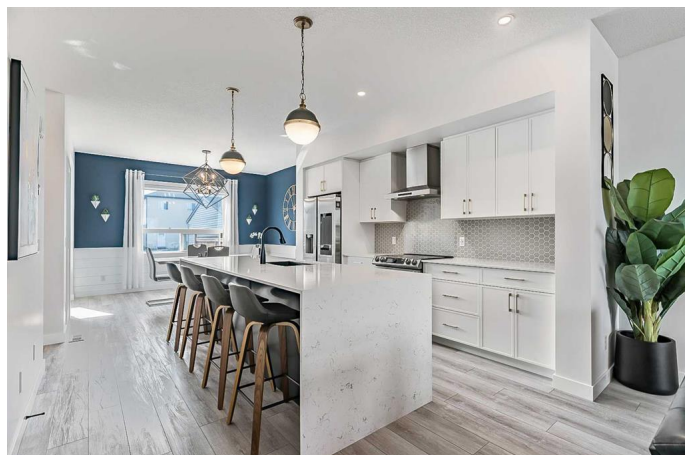
4 Bedroom, 5.00 Bathroom, 1,634 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to this stunning 3-bedroom, 3.5-bath detached home in Legacy, now featuring a **BRAND-NEW, FULLY LEGAL BASEMENT SUITE** — perfect for **RENTAL INCOME** or **EXTENDED FAMILY LIVING**. Offering 1,634 sqft of modern living space across the main and second floors, this home was built in 2022 and boasts numerous upgrades, including a beautifully designed **KITCHEN WITH QUARTZ WATERFALL ISLAND, UPGRADED SAMSUNG APPLIANCES, TWO-TONE CABINETRY**, a dedicated hood fan, and a built-in microwave.

The open-concept main floor features a spacious dining and living area, perfect for entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a private ensuite, plus a versatile bonus room at the center. The home includes stylish upgrades like **BLACK HARDWARE THROUGHOUT** (door handles, hinges, faucets) and an **UPGRADED LIGHTING PACKAGE**. The home is also integrated with **GOOGLE SMART HOME FEATURES**.

The **FULLY LEGAL BASEMENT SUITE** has been professionally developed with a **PRIVATE SIDE ENTRANCE** and includes a **MODERN KITCHEN, SPACIOUS LIVING AREA, ONE BEDROOM, A DEN, 3-PIECE BATHROOM**, and **DEDICATED LAUNDRY** — offering excellent potential as a **MORTGAGE HELPER** or separate living



space.

And donâ€™t forget, you'll be living in Legacy, near Ponds, All Saints High School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240912    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 1,634       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 73 Legacy Glen Point Se |
| Subdivision | Legacy                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4T4                 |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Partially Finished                                                                        |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance                                    |
| Lot Description   | Back Lane                                           |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 25              |
| Zoning         | R-G             |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.