12 Legacy Glen Link SE
Calgary, Alberta

MLS # A2224491

$739,900

Division:	Legacy
Type:	Residential/House
Style:	2 Storey
Size:	1,681 sq.ft.
Age:	2023 (2 yrs old)
Beds:	5
Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Data		

Inclusions:	2 Sets of All Appliances

**INVESTOR ALERT ** Great investment property with Tenants signed until Aug/Sep 2026. Being offered only as an investment property assuming the tenants and the leases in place. Well maintained and fully finished 5 Bedroom 4 Bathroom detached house with double garage. Fully landscaped with underground sprinklers, full fence, good sized deck and low maintenance stones in the back. Upstairs main floor has a welcoming entrance and large open floorplan. Lots of windows, 2 piece bathroom and large kitchen with stainless steel appliances and granite counters. Upstairs has 3 large bedrooms including a super sized master with full ensuite bathroom and walk in closet, Bonus Room, 4 piece family bathroom and laundry room. The lower level has its own entrance, 2 fair sized bedrooms, functional kitchen and living space, 4 piece bathroom and its own laundry! Tenants are resigned for another year and happy to stay. Nothing to do but sit back and collect the rent! Good Cap Rate. Contact your Realtor for more details!