



## 134 Legacy Reach Common Calgary Alberta

\$1,575

Step into your own private entrance into a BRAND NEW LEGAL basement suite in the community of Legacy. Walk into your unit where you have vinyl plank entry way into the kitchen with stainless steel appliances and under cupboard lights. Good sized living room and dining area with access to closet stacked wash and dryer and 4 piece bath with tile floors. 2 good size bedrooms at the back of the unit with carpet floors and high ceilings. Mechanical room is outside either suite so you don't have to worry about access. Street parking and separate utility for upper/lower suite. This unit has its own furnace and climate control so you don't have to depend on the tenants upstairs to set the temperature for you. The basement also has separate electricity and gas meters. However, the water meter is common and the split is 60/40 you will be responsible for 40% of the total water bill. There is no Internet service included in the rent. For the pets there is an additional fee of \$50 per month. Can do short term to May 1 2025 (id:6769)

Primary Bedroom 2.62 M x 4.50 M

4pc Bathroom .00 M x .00 M

Bedroom 2.62 M x 3.51 M

Kitchen 1.71 M x 3.66 M

Laundry room 1.22 M x 1.07 M

Living room/Dining room 2.59 M x 4.39 M

Listing Presented By:



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<http://www.calgaryrealtyteam.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)