

# \$575,000 - 43 Legacy Reach Manor Se, Calgary

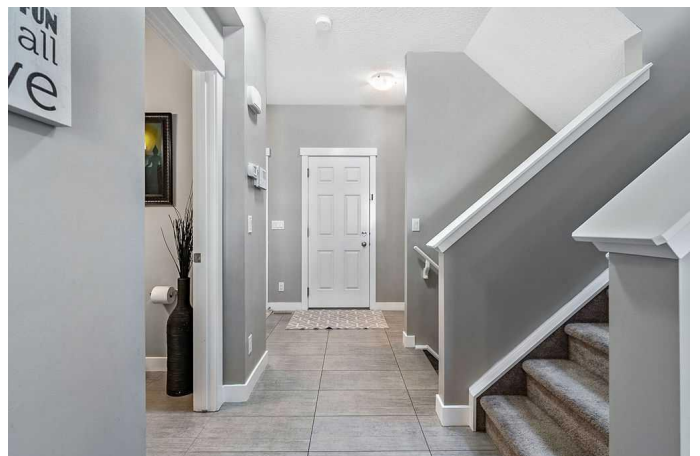
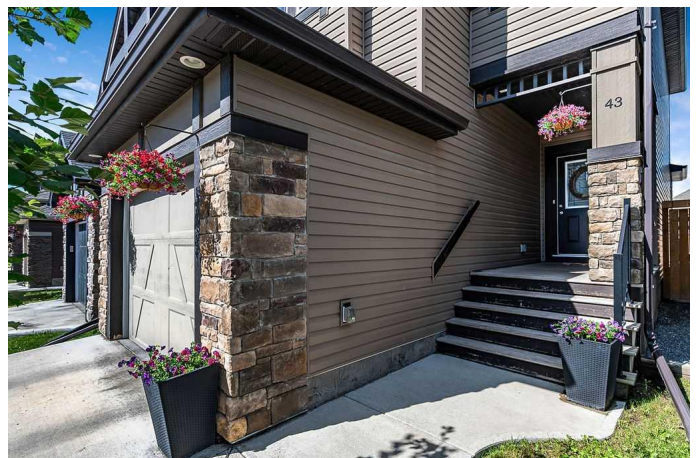
MLS® #A2243174

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

Looking to get into the Calgary market? Here's your opportunity to own a charming, move-in-ready home with incredible value in a growing community! Nestled on a quiet, family friendly street with minimal traffic, this adorable two-storey home is perfect for first time buyers, young families, or savvy investors. From the moment you arrive, you will appreciate the beautiful curb appeal, single attached garage, and thoughtful landscaping. Step inside to a custom built-in locker system at the front entrance, ideal for organizing busy family life. The open-concept main floor features durable tile and laminate flooring, perfect for kids, pets, and everyday living. The kitchen is the heart of the home, offering stainless steel appliances, a large island with plenty of prep space, a pantry, and an open flow to the dining area that easily accommodates a full-sized table. Whether you're hosting family or having friends over, this space is made for gathering. Large windows flood the home with natural light, and the cozy living room offers lovely views of your sunny west facing backyard. Step outside onto the spacious back deck, perfect for summer BBQs, outdoor dining, or watching the kids and pups play in the fully landscaped and fenced yard. Upstairs, you'll find a spacious primary suite complete with a 4 piece ensuite and walk-in closet. Two additional generously sized bedrooms share another full 4 piece bathroom, and the conveniently located upper level laundry makes this chore



even easier. You will appreciate the air conditioner on these hot summer days. This home is ideally positioned just a short walk from the brand new K-9 Catholic School opening January 2026, bringing not only education but added green space and parkland to the area. With easy access in and out of the community, commuting and running errands are a breeze. This is a fantastic opportunity to own a bright, functional, and well cared for home in a welcoming neighborhood. Don't miss your chance to step into homeownership in Calgary with style, comfort, and smart value! Welcome Home.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243174    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,508       |
| Acres          | 0.06        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 43 Legacy Reach Manor Se |
| Subdivision | Legacy                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 2C3                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                         |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |
| HOA Fees       | 65              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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