

# \$585,000 - 43 Legacy Reach Manor Se, Calgary

MLS® #A2243174

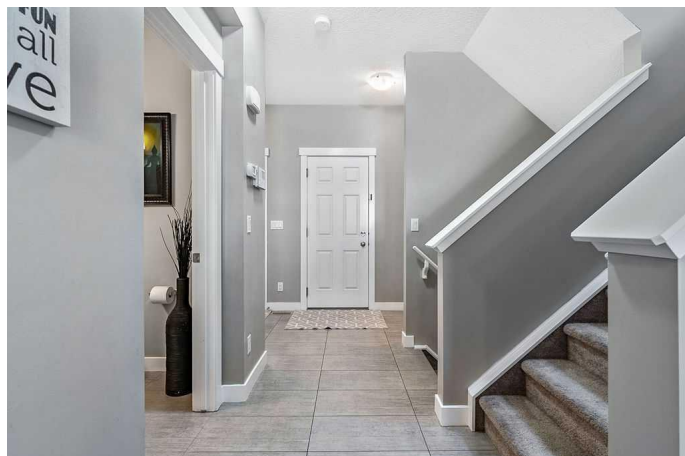
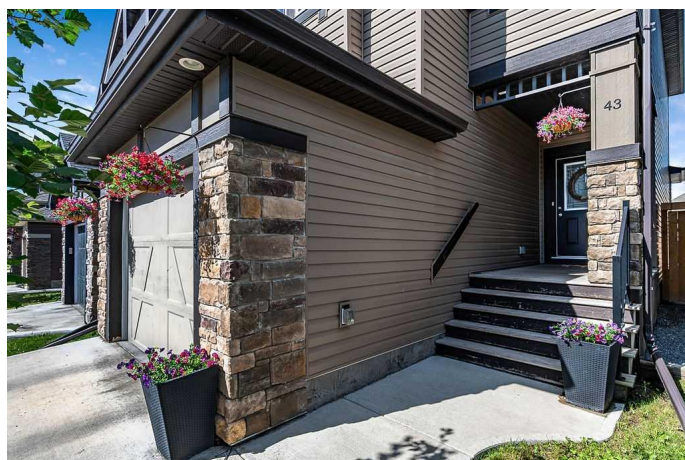
**\$585,000**

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	\$585,000
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	1
Zoning	R-G
HOA Fees	65
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Realty Professionals
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