

\$575,000 - 40 Legacy Reach Crescent Se, Calgary

MLS® #A2224059

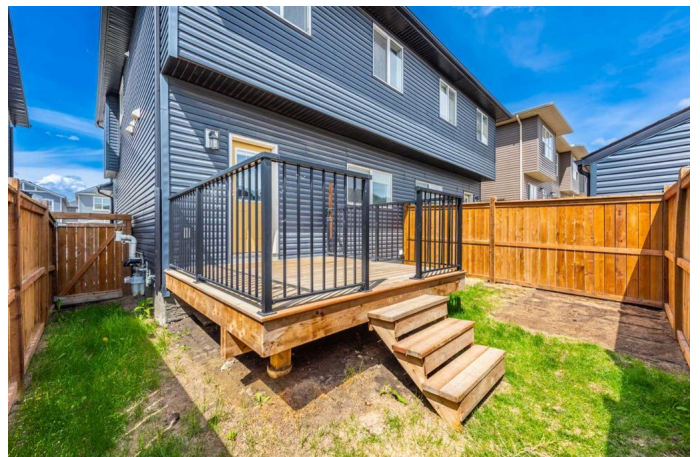
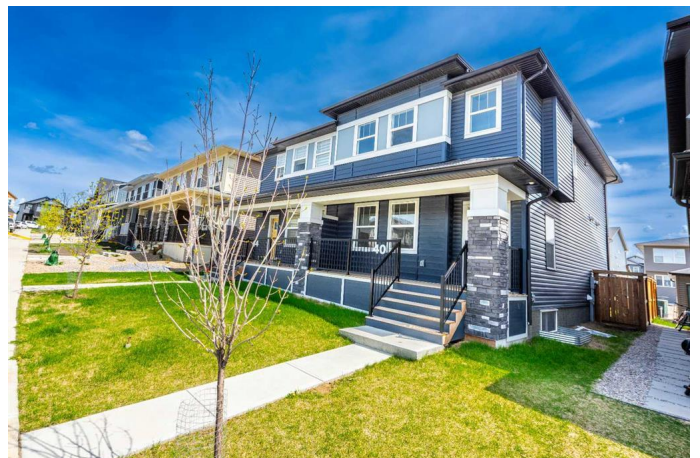
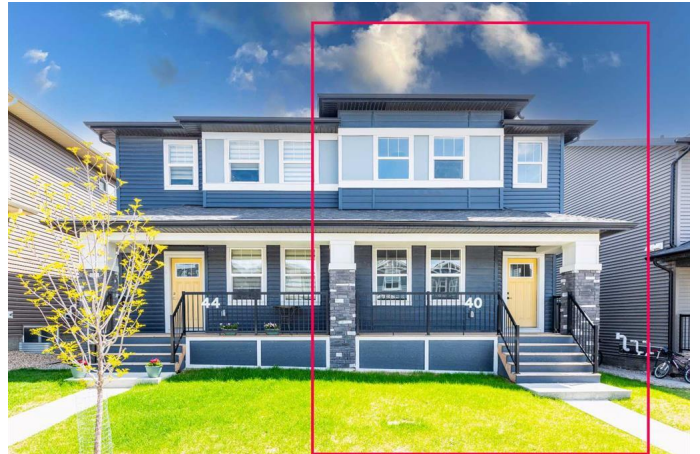
\$575,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to this beautifully designed semi-detached home located in the highly sought-after and family-friendly community of Legacy. This charming home offers a perfect blend of comfort, functionality, and modern style. The open-concept main floor features 9-foot ceilings and durable luxury vinyl plank flooring, creating a bright and welcoming atmosphere. The spacious front entry leads into a cozy living room that flows seamlessly into the dining area, which is conveniently situated next to the modern kitchen. The kitchen is equipped with stainless steel appliances including an electric stove, a large central island, ample cabinetry, a pantry for extra storage, and a 2-piece guest bathroom. Upstairs, you'll find three generously sized bedrooms, including a massive primary bedroom complete with a walk-in closet and a private 3-piece ensuite. The upper level also includes a full 4-piece bathroom, a conveniently located laundry room, and a large bonus/family room perfect for relaxing, working from home, or entertaining. The front yard offers a covered porch and low-maintenance landscaping, while the backyard provides ample space for kids to play and includes a two-car gravel parking pad with future garage potential. Situated close to walking trails, parks, schools, shopping, and restaurants, this home offers an exceptional lifestyle in one of Calgary's most desirable communities. Don't miss out on this incredible opportunity to own a beautiful home in



Legacy”schedule your private showing today!

Built in 2021

Essential Information

MLS® #	A2224059
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	40 Legacy Reach Crescent Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5A4

Amenities

Amenities	None
Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Back Lane
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025
Days on Market 12
Zoning R-G
HOA Fees 65
HOA Fees Freq. ANN

Listing Details

Listing Office Greater Calgary Real Estate

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.