

# \$579,900 - 12 Legacy Reach View Se, Calgary

MLS® #A2246499

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,816 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

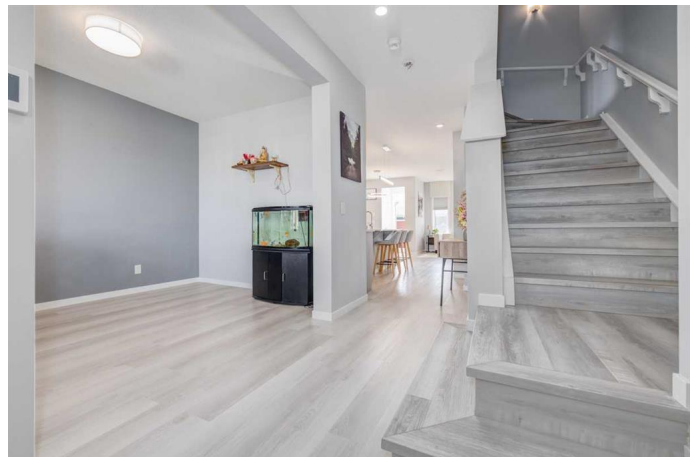
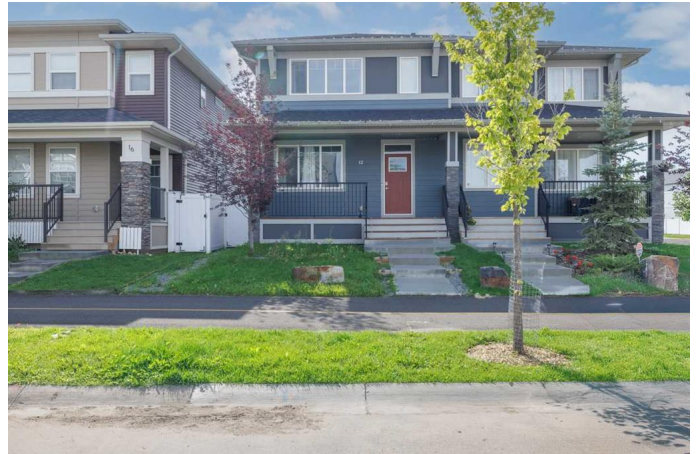
3 Beds | 2.5 Baths | Oversize Heated garage | High Ceiling | Great Location | Stylish Former Showhome Loaded with High-End Upgrades! Discover this stunning semi-detached home where quality meets comfort. Featuring soaring ceilings and upgraded luxury vinyl plank flooring throughout—even on the stairs—this home offers a bright, open layout perfect for modern living. The kitchen and bathrooms are finished with elegant quartz countertops, while built-in speakers and a pre-wired security system add convenience and peace of mind.

Ideal for a small family, this move-in-ready gem is just steps from the future K&C Catholic school (opening early 2026), surrounded by beautiful parks, and minutes from shopping, dining, and everyday essentials. A rare opportunity to own a showhome-quality property in a growing, family-friendly community! Call your favorite REALTOR and view this beautiful home.

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246499  |
| Price      | \$579,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,816                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12 Legacy Reach View Se |
| Subdivision | Legacy                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 4T6                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Oven, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Humidity Control                                                                                               |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Wood Frame                            |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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