



GRASSROOTS
REALTY GROUP

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341 Legacy Reach Circle SE
Calgary, Alberta

MLS # A2311951



\$514,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,479 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		
Inclusions:	Refrigerator in Basement		

Welcome to one of the smartest opportunities to own in Legacy — offering the perfect balance of space, functionality, and value in one of Calgary's most sought-after SE communities. This move-in ready semi-detached home features approximately 1,470 sqft, 3 bedrooms, and 2.5 bathrooms with a bright open-concept layout designed for comfortable everyday living. Natural light fills the main floor, while the functional floorplan creates a seamless flow ideal for families, entertaining, or working from home. Step outside to enjoy a fully fenced backyard and private deck — perfect for summer BBQs, kids, pets, or simply relaxing outdoors from day one. The unfinished basement offers future potential to personalize the space your way without paying upfront for upgrades you may not need. Located in the highly desirable community of Legacy, you'll enjoy access to beautiful walking paths, parks, schools, shopping, and quick connections throughout the city. More functional space. More comfort. More value. All in Legacy.