

\$685,000 - 138 Legacy Reach Common Se, Calgary

MLS® #A2261844

\$685,000

5 Bedroom, 4.00 Bathroom, 1,631 sqft
Residential on 0.07 Acres

Legacy, Calgary, Alberta

Welcome to this nearly new 2024-built home in the highly acclaimed community of Legacy â€” a neighborhood known for its abundance of parks, schools, shopping, and family-friendly amenities. This stylish property offers over 2,400 sq ft of developed living space across three levels, complete with a fully builder-constructed 2-bedroom legal secondary suite â€” the perfect mortgage helper, easily renting between \$1,300â€”\$1,600/month.

Main & Upper Levels

Bright open-concept main floor with luxury vinyl plank flooring and large windows

Chefâ€™s kitchen featuring a spacious island, stainless steel appliances, and ample cabinetry

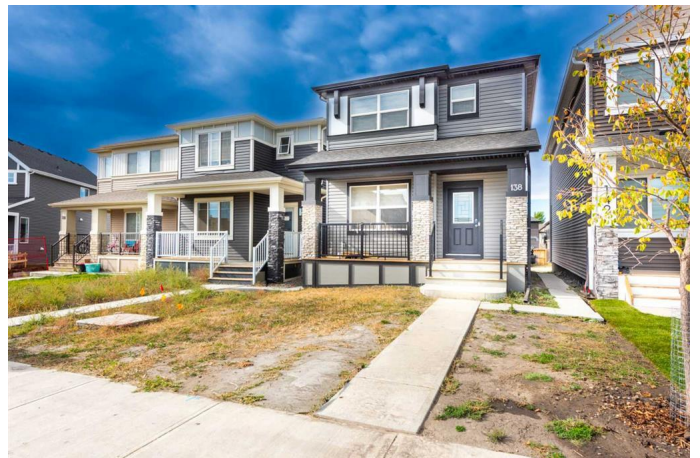
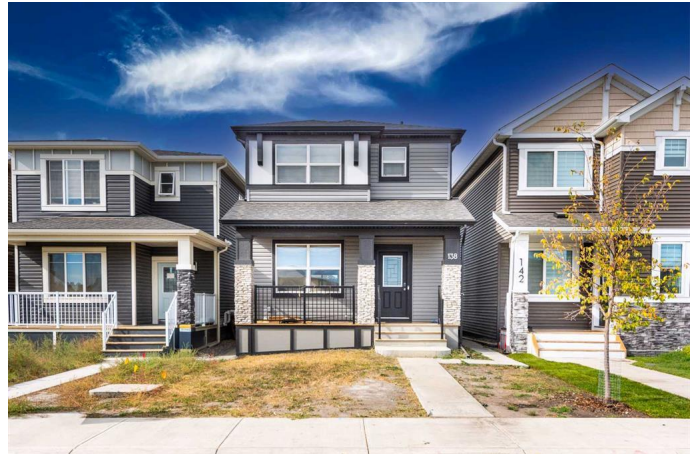
Dining area flowing into a welcoming living room for effortless entertaining

Upstairs offers 3 spacious bedrooms including a primary retreat with walk-in closet & ensuite

Additional family room, 4-pc bath, and convenient laundry complete the upper level

Legal Secondary Suite

Builder-finished, fully compliant 2-bedroom basement suite



Modern kitchen with stainless steel appliances

Open rec/living area, full 4-pc bath, and private laundry

Ideal for rental income or extended family living

Location & Lifestyle

Situated in the Legacy subdivision, one of Calgary’s most awarded communities

Walking distance to parks, schools, playgrounds, and pathways

Minutes to shopping, groceries, restaurants, and South Health Campus

Excellent access to Macleod Trail, Stoney Trail & future LRT

This property offers the rare combination of modern family living + immediate revenue potential. Whether you’re a homeowner or investor, it’s an opportunity not to be missed!

Built in 2024

Essential Information

MLS® #	A2261844
Price	\$685,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,631
Acres	0.07
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	138 Legacy Reach Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	R-1

Listing Details

Listing Office

PREP Realty

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