

# \$705,000 - 190 Magnolia Square Se, Calgary

MLS® #A2242111

**\$705,000**

4 Bedroom, 4.00 Bathroom, 1,658 sqft

Single Family on 0.07 Acres

Mahogany, Calgary, Alberta

10 Reasons Youâ€™ll Love This Stylish, Income-Generating Home in Mahogany! 1. Legal Basement Suite: Fully self-contained 1-bed suite with private side entrance, in-suite laundry, full kitchen, and great ceiling height â€” ideal as a mortgage helper. 2. 4 Bedrooms, 3.5 Bathrooms Total: 3 bedrooms upstairs plus a 1-bedroom basement suite. Includes a double-sink ensuite, powder room on main, and full baths up and down. 3. Jayman-Built Sonata Model: A modern and efficient floorplan with no wasted space â€” no bonus room means bigger bedrooms and more practical living areas. 4. Spacious Split-Level Layout: 12â€™ ceilings in the great room and 11â€™ ceilings in the basement â€” a rare architectural feature that elevates the entire home. 5. Stylish Upgraded Kitchen: Two-tone cabinets, black marble backsplash, quartz counters, upgraded appliances, and chimney hood fan â€” sleek and functional. 6. Solar Panels on the Roof: Enjoy modern energy efficiency with 6 rooftop solar panels that help offset electricity costs, plus a tankless hot water system that delivers hot water on demand while reducing standby energy use. 7. Contemporary Finishes Throughout: Includes Hardie board exterior siding, glass stair railings, designer lighting, modern tile work, dual vanities, and luxury vinyl plank flooring make this home move-in ready, stylish and built to last. 8. Located in Mahogany â€” Calgaryâ€™s Top Lake Community: Enjoy four-season lake access, beach club



amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park area, with a playground just steps away – ideal for families or anyone who enjoys outdoor space. (id:6289)

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2242111      |
| Price          | \$705,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,658         |
| Acres          | 0.07          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 190 Magnolia Square Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M2W5                 |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park, Schools, Shopping, Water Nearby |
| Features       | Back lane                             |
| Parking Spaces | 2                                     |
| Parking        | Parking Pad                           |

**Interior**

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Oven - Electric, Dishwasher, Microwave, Hood Fan, Washer & Dryer, Water Heater - Tankless |
| Heating      | Natural gas Forced air  |
| Cooling      | Central air conditioning  |
| # of Stories | 2   |
| Has Basement | Yes   |
| Basement     | Separate entrance, Suite  |

## Exterior

|              |                             |
|--------------|-----------------------------|
| Exterior     | Concrete, Stone             |
| Construction | Poured concrete, Wood frame |
| Foundation   | Poured Concrete             |

## Listing Details

Listing Office      CIR Realty



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