

\$575,000 - 201 Magnolia Terrace Se, Calgary

MLS® #A2263369

\$575,000

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Single Family on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home in the highly sought-after lake community of Mahogany! This beautifully maintained, like-new home offers modern design, premium finishes, and an unbeatable location — all ready for quick possession. From the charming brick-accented exterior to the bright and airy interior, you'll immediately feel at home. The main level features 9-ft ceilings, abundant natural light, and gleaming LVP flooring throughout. The open-concept layout includes a spacious living area, a dedicated dining space, and a stunning kitchen with a large island and breakfast bar. Enjoy the upgraded kitchen with pot lights, quartz countertops, modern stainless steel appliances, sleek upgraded railings, and a pantry for extra storage. Upstairs, you'll find three generous bedrooms, two full bathrooms, and a convenient laundry room with upgraded washer and dryer. The primary suite is your private retreat — complete with a walk-in closet and a stylish ensuite featuring a fully tiled standing shower. The unfinished basement offers endless possibilities for future development and includes rough-in plumbing for a bathroom. Step outside to enjoy your spacious deck, perfect for summer barbecues and outdoor gatherings, overlooking the south-facing backyard with space to park two vehicles or build a garage in the future. Located in one of Calgary's most desirable communities, Mahogany residents enjoy 63 acres of lake and beach access, playgrounds, picnic areas, sports courts,



splash park, fitness zones, skating rink, and year-round activities for all ages. Youâ€™ll love being just minutes from shopping, restaurants, coffee shops, and the South Health Campus. Donâ€™t miss your opportunity to own this like-new home in an award-winning lake community â€” book your private showing today! (id:6289)

Built in 2021

Essential Information

Listing #	A2263369
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,312
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	201 Magnolia Terrace Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3H9

Amenities

Amenities	Playground, Schools, Shopping, Clubhouse, Exercise Centre, Party Room, Recreation Centre
Features	Back lane, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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Listing information last updated on October 14th, 2025 at 9:31am PDT