

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

MLS® #A2265015

\$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 #	A2265015
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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