

\$715,000 - 190 Magnolia Square Se, Calgary

MLS® #A2242111

\$715,000

4 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential 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.

Built in 2021

Essential Information

MLS® #	A2242111
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	190 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W5

Amenities

Amenities	None
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Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	58
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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