

\$749,998 - 215 Magnolia Drive Se, Calgary

MLS® #A2208804

\$749,998

6 Bedroom, 5.00 Bathroom, 1,715 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

?? Stunning 2,500 Sq Ft Home + LEGAL
2-Bed Basement Suite | Mahogany SE,
Calgary

?? Prime Location in Desirable Mahogany | ??
1,714 Sq Ft Above Grade + 784 Sq Ft LEGAL
Basement Suite | ?? Luxury Finishes
Throughout

Welcome to this exquisitely designed 2,500 sq
ft total finished home in the highly sought-after
Mahogany community! Perfect for families or
investors, this property features a legal
2-bedroom basement suite with a private
entrance, offering rental income potential
(ideal mortgage helper in Calgary's most
popular rental area).

? MAIN FLOOR " Modern Elegance
Gourmet kitchen with premium quartz
countertops, stylish backsplash & high-end
stainless steel appliances

Open-concept living & dining area " flooded
with natural light

Full bedroom & bathroom " perfect for
guests or home office

Trendy designer light fixtures " a true
showstopper!

??? UPSTAIRS " Spacious & Serene
Primary suite with spa-like ensuite & walk-in



closet

Two additional well-sized bedrooms “ plenty of space for family

Bonus room “ ideal for a cozy TV lounge or play area

?? BASEMENT “ LEGAL 2-Bed, 2-Bath
Secondary Suite
Fully self-contained with separate entrance

Two bedrooms & two bathrooms “ perfect for tenants or extended family

High rental demand in Mahogany “ great investment opportunity

?? COMMUNITY PERKS
Steps to Mahogany Lake, parks, & walking trails

Top-rated schools, shopping, & dining nearby

Easy access to Stoney Trail & major commuter routes

This turnkey home blends luxury, functionality, and income potential“don’t miss out!
Schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2208804
Price	\$749,998
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,715
Acres	0.07
Year Built	2023

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	215 Magnolia Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3S7

Amenities

Amenities	Community Gardens, Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

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

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	32
Zoning	R-G

HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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