

\$759,900 - 18 Magnolia Street Se, Calgary

MLS® #A2203225

\$759,900

6 Bedroom, 4.00 Bathroom, 1,719 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOUSE | 2 BEDROOM LEGAL SUITE | 10 FEET MAIN FLOOR CEILING

Welcome to the Beautiful Mahogany community. One WORDâ€™WOW! Thatâ€™s what you'll say once you walk into this fully upgraded, brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room + Office/ Den/Living Room + 2-bedroom legal suite. Excellent upgrades like 10ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. It hosts a total living space of 2577.56 Sqft which comes with the Lake Mahogany Privileges. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canadaâ€™s community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!



Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203225 |
| Price | \$759,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,719 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 18 Magnolia Street Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0G9 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home |
| Appliances | Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Humidifier, Microwave, Built-In Electric Range |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 30 |
| Zoning | R-G |
| HOA Fees | 554 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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