

\$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 Calgaryâ€™s most
popular rental area).

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

Open-concept living & dining area â€™ flooded
with natural light

Full bedroom & bathroom â€™ perfect for
guests or home office

Trendy designer light fixtures â€™ a true
showstopper!

??? UPSTAIRS â€™ Spacious & Serene
Primary suite with spa-like ensuite & walk-in



closet

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

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

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

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

High rental demand in Mahogany â€“ 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 potentialâ€”donâ€™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 | 9 |
| Zoning | R-G |

HOA Fees 599
HOA Fees Freq. ANN

Listing Details

Listing Office PREP Realty

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