

# \$639,000 - 80 Magnolia Way Se, Calgary

MLS® #A2235928

**\$639,000**

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to This Immaculately Maintained Home Near Mahogany Lake!

Step into this beautifully kept home, ideally located just minutes from Mahogany Lake.

From the moment you enter, youâ€™re greeted with an open-concept layout, soaring 9â€™ ceilings, and modern finishes throughout. The bright and stylish kitchen features white cabinetry, stainless steel appliancesâ€”including a brand-new dishwasherâ€”and durable vinyl plank flooring. The efficient L-shaped layout offers ample counter space, plenty of storage, and a central island perfect for quick breakfasts or entertaining guests.

The living area is flooded with natural light thanks to three sides of windows and a desirable south-facing orientation, making the space feel warm and inviting year-round. A functional front foyer with closet space, a convenient 2-piece bathroom, and a rear mudroom with an additional closet complete the main floor.

Upstairs, the spacious primary bedroom offers large windows, a walk-in closet, and a 4-piece ensuite bathroom. Two additional generously sized bedrooms with closets, a centrally located 4-piece bathroom, and a laundry area with built-in storage provide practical and comfortable family living.

Energy efficiency is a highlight, with triple-pane windows, a smooth six-panel fiberglass front door with metal-clad wood, a fuel-efficient furnace, and a tankless water heater for



long-term savings and comfort. The unfinished basement includes rough-ins for a future bathroom, allowing for easy customization to suit your needs.

Enjoy year-round access to Mahogany’s private beach (just a 3-minute drive away), nearby playgrounds, schools, shopping, restaurants, South Health Campus, and all the amenities this sought-after lake community offers.

This exceptional home won’t last long—book your private showing today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235928    |
| Price          | \$639,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,451       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 80 Magnolia Way Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2W7            |

**Amenities**

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Beach Access, Park, Picnic Area, Playground |
|-----------|---------------------------------------------|

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Gravel Driveway, Off Street |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Washer/Dryer                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Stone, Wood Frame               |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 38             |
| Zoning         | R-G            |
| HOA Fees       | 599            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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