

# \$719,000 - 330 Magnolia Way Se, Calgary

MLS® #A2219216

**\$719,000**

3 Bedroom, 3.00 Bathroom, 2,207 sqft  
Residential on 0.08 Acres

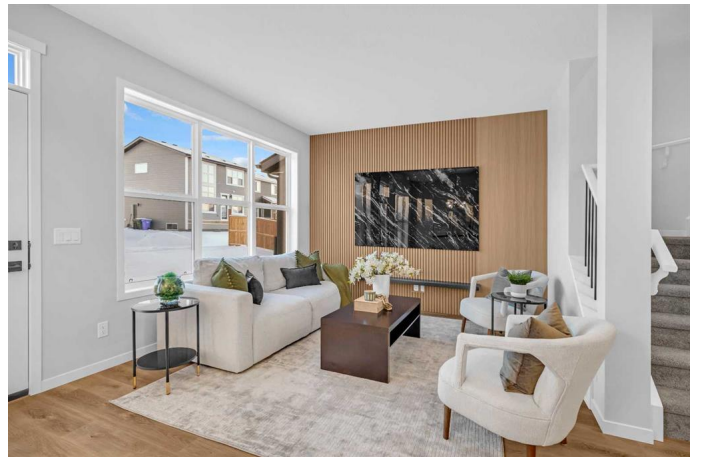
Mahogany, Calgary, Alberta

Discover this stunning, fully upgraded 2025 home in the picturesque community of Mahogany! You will be hard pressed to find a better priced single family home in this coveted community.

This brand-new residence offers 2,207 sqft. of thoughtfully designed living space, featuring 3 spacious bedrooms, a dedicated office, 2.5 bathrooms, and a versatile bonus room. The main floor boasts a grand foyer, a stylish office, a convenient half-bath, a spacious mudroom, and a walk-through pantry with built-in shelving. High-end finishes include luxury vinyl plank flooring and 9-foot ceilings throughout. The kitchen is a chef's dream, showcasing modern design with stainless steel appliances, a custom range hood, pull-out cabinets with waste/recycling bins, and a massive island—perfect for entertaining. Natural light floods the open-concept dining and living areas through expansive windows. Upstairs, the primary suite offers a 5-piece ensuite and a walk-in closet. Two additional bedrooms, a full bathroom, and a spacious bonus room complete the upper level. The unfinished basement with a separate side entrance awaits your personal touch. Don't miss out—schedule your viewing today!

Built in 2025

## Essential Information



MLS® #	A2219216
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,207
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	330 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S6

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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