

\$975,000 - 212 Magnolia Heath Se, Calgary

MLS® #A2243846

\$975,000

4 Bedroom, 3.00 Bathroom, 2,640 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Step into your next chapter in MAHOGANY, one of Calgary's most desirable LAKE COMMUNITIES, where MODERN DESIGN and EVERYDAY FUNCTIONALITY come together in this exceptional 4-BEDROOM, 3-BATHROOM HOME. Ideally located on a CORNER LOT WITH A BACK ALLEY and directly across from peaceful GREEN SPACE, this property offers a quiet yet connected lifestyle. Just a 10-MINUTE WALK puts you at the LAKE, BEACH, and MAHOGANY BEACH CLUB, with SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS all easily accessible nearby.

The thoughtfully designed MAIN FLOOR features a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM—a perfect setup for guests or MULTIGENERATIONAL LIVING. The OPEN-CONCEPT LAYOUT flows seamlessly from the DINING AREA TO THE LIVING ROOM, creating an inviting space for both entertaining and everyday living. At the heart of the home is a stylish KITCHEN outfitted with WHITE CABINETRY, GRANITE COUNTERTOPS, GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK. A WALK-IN CORNER PANTRY and expansive ISLAND offer plenty of prep space and storage.

Upstairs, three spacious bedrooms include a PRIMARY SUITE RETREAT and bathrooms



finished with QUARTZ COUNTERTOPS. Each bedroom is equipped with CUSTOM BUILT-IN CLOSET ORGANIZERS, adding practicality and elegance. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and WINDOW COVERINGSâ€”including some REMOTE-CONTROLLEDâ€”are already in place.

Additional features elevate the home's comfort and value, including a SEPARATE SIDE ENTRANCE WITH A DEVELOPED STAIRWELL for future basement development, and 9â€™™ BASEMENT CEILINGS that enhance natural light and openness. Energy efficiency is top of mind with TWO FURNACES, A TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS to help lower your utility costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, allowing for easy heater installation, and a BASEMENT FREEZER is also included.

Relax outdoors on your BALCONY WITH ALUMINUM RAILING, or explore the many nearby amenities that make Mahogany such a vibrant community. With SCHOOL BUS STOPS JUST MINUTES AWAY and both PUBLIC AND CATHOLIC SCHOOLS within walking or biking distance, this is an ideal home for families. Plus, EASY ACCESS TO DEERFOOT AND STONEY TRAIL ensures a smooth commute wherever life takes you.

Built in 2019

Essential Information

MLS® #	A2243846
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage 2,640
Acres 0.10
Year Built 2019
Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 212 Magnolia Heath Se
Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2Z9

Amenities

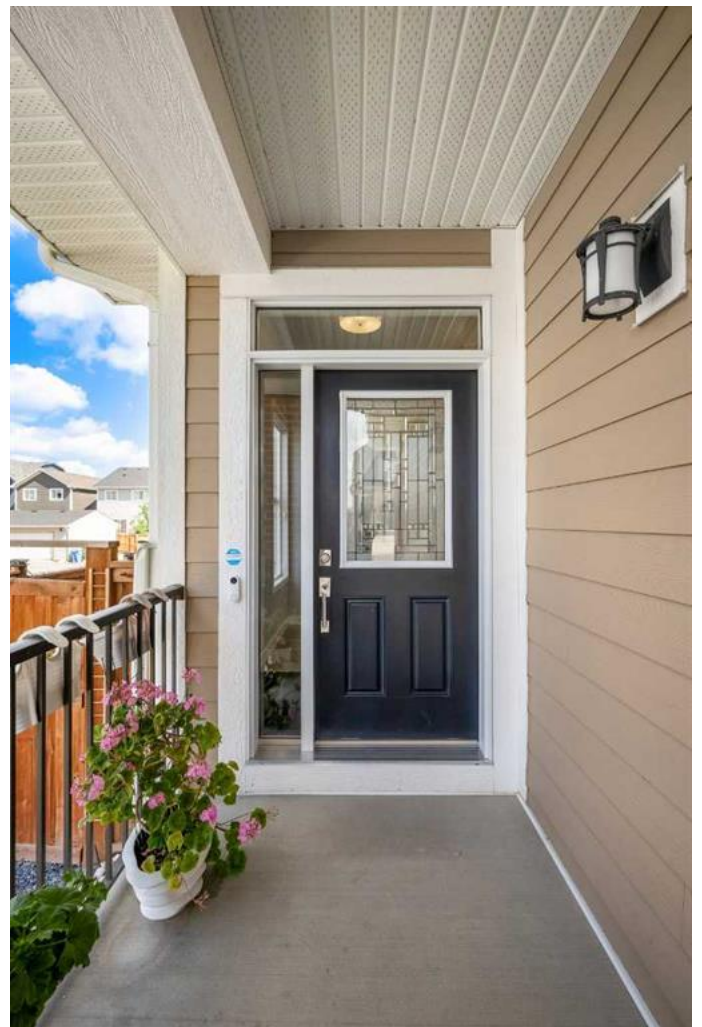
Amenities None
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Tankless Hot Water
Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Electric
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Back Lane, Corner Lot, Rectangular Lot



Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	25
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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