

# \$959,000 - 36 Magnolia Crescent Se, Calgary

MLS® #A2253047

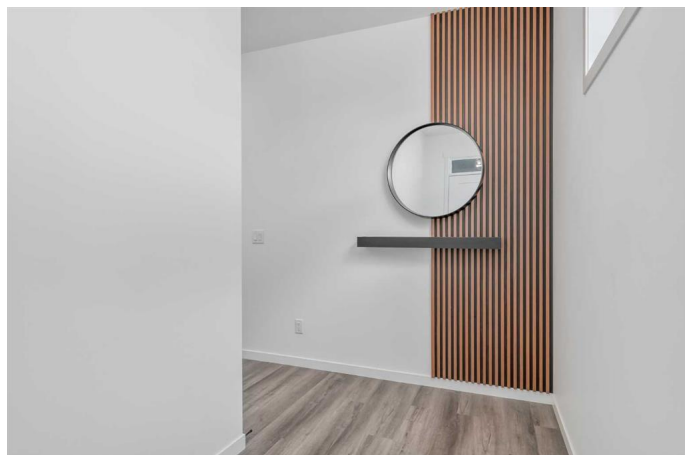
**\$959,000**

6 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to our Brand New Two-Story Home in Mahogany, one of the most desirable Communities of Calgary. This 4 bedroom home on a Traditional lot with additional 2 bedroom legal suite is a meticulously designed residence presents a thoughtfully planned layout with three bedrooms, three full bathrooms, and a den on the main floor that can serve as an additional bedroom if desired. As you step into the home, you'll be greeted by an open-to-below main entrance, complemented by high ceilings, gorgeous hardwood flooring, and abundant natural light. The kitchen is a chef's dream, adorned with stainless steel KitchenAid appliances and sleek quartz countertops. The main floor boasts 9-foot ceilings, a generously sized living area, a separate dining space, and a gas fireplace with tiles reaching the ceiling. Completing the main level is a , perfect for a gourmet kitchen that will inspire your culinary creations. Moving upstairs, you'll discover a luxurious master bedroom featuring a large walk-in closet and an ensuite bathroom with a lavish soaking tub. The upgraded laundry room adds convenience to your daily routine, while two additional bedrooms and another full bathroom provide ample space for family members or guests. The basement has 9 foot ceiling 2 bedrooms, washroom and kitchen with a side entrance. 2 Bedroom legal suit makes it an extra ordinary home. Beyond the home's captivating features, its location is truly unbeatable. Just minutes away, you'll find



essential amenities such as a picturesque lake, schools, a sandy beach, a recreational center, walking and bike trails, shopping destinations, delectable dining options, and much more. Don't miss out on this extraordinary home. Call today for more information and take the first step towards making it yours.

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253047    |
| Price          | \$959,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,512       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 36 Magnolia Crescent Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3M8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters           |
| Appliances        | Dishwasher, Dryer, Electric Range, Gas Cooktop, Gas Range, Gas Stove, Microwave, Washer, Washer/Dryer |
| Heating           | Central                                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Has Basement      | Yes                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Pie Shaped Lot  |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 8                   |
| Zoning         | R-G                 |
| HOA Fees       | 545                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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