

# \$739,000 - 108 Magnolia Way Se, Calgary

MLS® #A2248541

**\$739,000**

4 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential on 0.09 Acres

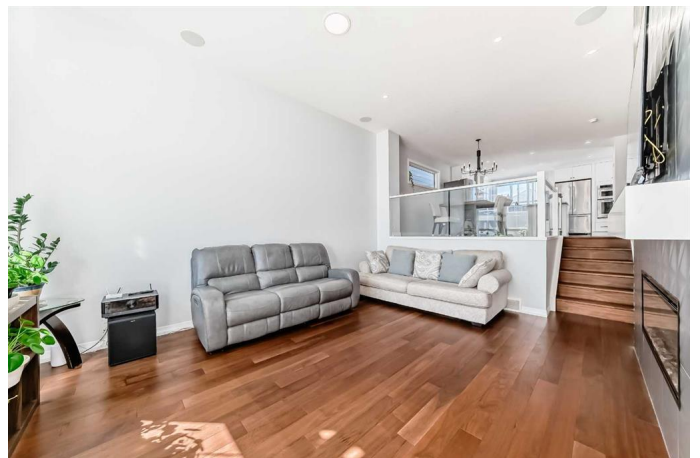
Mahogany, Calgary, Alberta

Welcome to beautiful community of Mahogany, modern home in corner lot with a legal basement suite with separate side entrance. 2 storey home with 1,674 sqft of living space above ground plus 687 sqft of living space for the legal basement suite. Main floor shows 2 separate level of space which allows the living room area with high ceiling and plenty of natural lights. Kitchen offers modern look with quartz countertops and stainless steel appliances. Upper level offers master bedroom with 4pc ensuite, 2 other bedrooms, 4p bathroom and laundry room. Fully developed basement, legally permitted suite by the city allows you to have guests or additional rental income. Basement suite offers high ceiling living room, kitchen area, 1 bedroom, 1 bathroom and laundry room. Corner lot with extra space and separate side entrance for the basement suite. There are upgrades including beautiful hardwood floor, light control, energy-efficient solar panels and much more. You will enjoy active and modern living within the community with lake and beach access.

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2248541  |
| Price     | \$739,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,674       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 Magnolia Way Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2W6             |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Pantry, Walk-In Closet(s), See Remarks            |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Electric                                                                        |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Exterior Entry, Suite                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 66                |
| Zoning         | R-G               |
| HOA Fees       | 582               |
| HOA Fees Freq. | ANN               |

**Listing Details**

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

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