$988,000 - 212 Magnolia Heath Se, Calgary

MLS® #A2231069

$988,000

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

Mahogany, Calgary, Alberta

Welcome to your next chapter in Mahogany, where MODERN ELEGANCE meets EVERYDAY FUNCTIONALITY. This stunning 4-BEDROOM, 3-BATHROOM home is perfectly situated on a CORNER LOT WITH A BACK ALLEY, directly across from peaceful GREEN SPACE. You're just a 10-MINUTE WALK TO THE LAKE, BEACH, and BEACH CLUB, with nearby access to SCHOOLS, PARKS, SHOPPING, DINING, and the WETLANDS—all in one of Calgary's most sought-after lake communities.

The inviting main floor offers a BEDROOM WITH A POCKET DOOR TO A FULL BATHROOM, ideal for guests or MULTIGENERATIONAL living. The open-concept layout flows seamlessly from the DINING AREA into the LIVING ROOM. The showpiece kitchen is outfitted with WHITE CABINETRY and GRANITE COUNTERTOPS, complete with a GAS COOKTOP, BUILT-IN MICROWAVE AND OVEN, HOOD FAN, DISHWASHER, and a COLOURED GRANITE SINK—all INCLUDED for your convenience. A WALK-IN CORNER PANTRY and large island make this space as functional as it is beautiful.

Upstairs, you'll find three generously sized bedrooms, including a PRIMARY RETREAT and bathrooms featuring QUARTZ COUNTERTOPS. Each bedroom includes CUSTOM CLOSET BUILT-INS that maximize

organization and storage. The UPPER-LEVEL LAUNDRY AREA includes a WASHER & DRYER, and select WINDOW COVERINGSâ€"some REMOTE CONTROLLEDâ€" are also INCLUDED, offering comfort and ease at your fingertips.

A SIDE ENTRANCE WITH A DEVELOPED STAIRWELL offers future development potential, and the 9â€™ BASEMENT CEILINGS create a bright, open feel downstairs. Practical enhancements include TWO FURNACES, a TANKLESS WATER HEATER, and SIX INSTALLED SOLAR PANELS that help reduce long-term energy costs. The ATTACHED GARAGE is ROUGED-IN FOR GAS, offering the option to add a heater for year-round use. A FREEZER IN THE BASEMENT is also INCLUDED.

Step out onto your BALCONY WITH ALUMINUM RAILINGâ€"a perfect place to unwind and enjoy the surrounding community. With SCHOOL BUS STOPS JUST TWO MINUTES AWAY, and both PUBLIC AND CATHOLIC SCHOOLS within walking or biking distance, this home is perfect for families. Enjoy EASY ACCESS TO DEERFOOT AND STONEY TRAIL, connecting you effortlessly to the rest of the city.

Built in 2019

Essential Information

MLS® #	A2231069
Price	$988,000
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, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
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
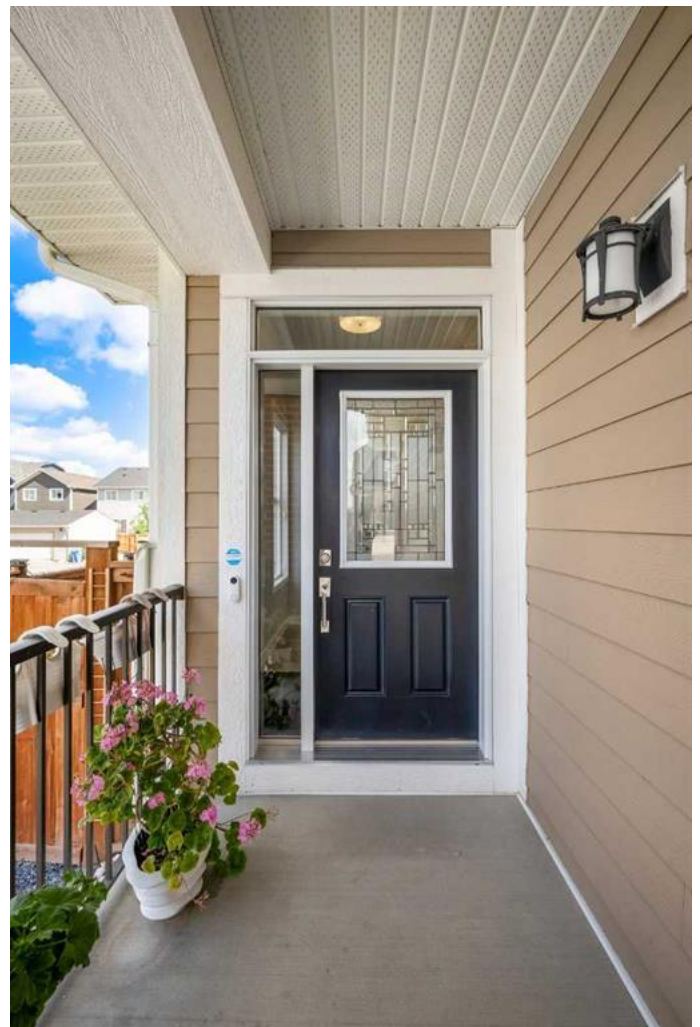
Additional Information

Date Listed   June 19th, 2025
Days on Market   14
Zoning   R-G
HOA Fees   582
HOA Fees Freq.   ANN

Listing Details

Listing Office   eXp Realty