

# \$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	82
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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