# \$695,000 - 190 Magnolia Square Se, Calgary

MLS® #A2265015

### \$695,000

4 Bedroom, 4.00 Bathroom, 1,658 sqft Residential on 0.07 Acres

Mahogany, Calgary, Alberta

10 Reasons You'II Love This Stylish, Income-Generating Home in Mahogany! 1. Legal Basement Suite:

Fully self-contained 1-bed suite with private side entrance, in-suite laundry, full kitchen, and great ceiling height â€" ideal as a mortgage helper. 2. 4 Bedrooms, 3.5 Bathrooms Total: 3 bedrooms upstairs plus a 1-bedroom basement suite. Includes a double-sink ensuite, powder room on main, and full baths up and down. 3. Jayman-Built Sonata Model: A modern and efficient floorplan with no wasted space â€" no bonus room means bigger bedrooms and more practical living areas. 4. Spacious Split-Level Layout: 12' ceilings in the great room and 11' ceilings in the basement â€" a rare architectural feature that elevates the entire home. 5. Stylish Upgraded Kitchen: Two-tone cabinets, black marble backsplash, quartz counters, upgraded appliances, and chimney hood fan â€" sleek and functional. 6 Solar Panels on the Roof: Enjoy modern energy efficiency with 6 rooftop solar panels that help offset electricity costs, plus a tankless hot water system that delivers hot water on demand while reducing standby energy use. 7. Contemporary Finishes Throughout: Includes Hardie board exterior siding, glass stair railings, designer lighting, modern tile work, dual vanities, and luxury vinyl plank flooring make this home move-in ready, stylish and built to last. 8. Located in Mahogany â€" Calgary's Top Lake Community: Enjoy







four-season lake access, beach club amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park area, with a playground just steps away â€" ideal for families or anyone who enjoys outdoor space.

#### Built in 2021

#### **Essential Information**

MLS® # A2265015 Price \$695,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,658

Acres 0.07

Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 190 Magnolia Square Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2W5

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance,

Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Electric Oven, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 16th, 2025

Days on Market 19

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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