

\$759,000 - 108 Magnolia Way Se, Calgary

MLS® #A2248541

\$759,000

4 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential on 0.09 Acres

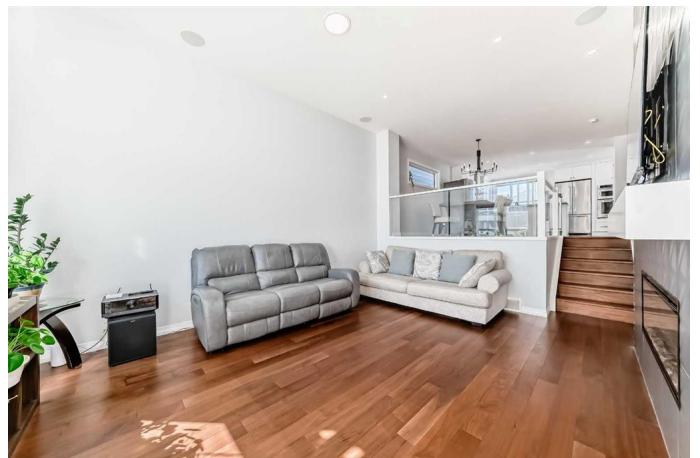
Mahogany, Calgary, Alberta

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	\$759,000
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, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, 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	3
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.