\$674,888 - 103 Magnolia Street Se, Calgary

MLS® #A2253621

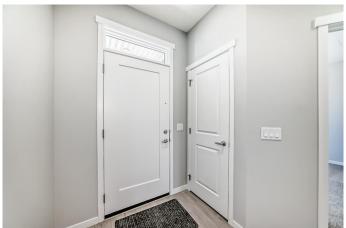
\$674,888

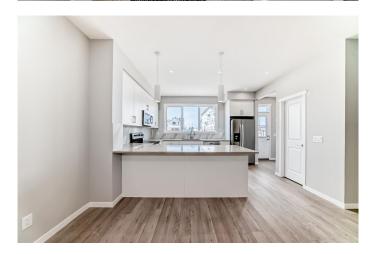
4 Bedroom, 3.00 Bathroom, 1,855 sqft Residential on 0.07 Acres

Mahogany, Calgary, Alberta

WELCOME to your brand-new home in Mahogany. Hopewell Homes built "Almer― floor plan offers over 1854 sqft of modern elegance living space with a separate side entrance. Main offers a full bedroom and full 4-piece bathroom for multi-generational living or for AMAZING guest suite. Open concept living room, dining room and the Chef's kitchen offers extended cabinets, white quartz countertops, stylish backsplash, large island for casual meals, and stainless-steel appliances. Upper offers a perfect layout with a bonus room, a 5-piece bathroom with his/her sinks and a laundry room in the middle, 2 additional bedrooms toward the back of the home and the primary bedroom on the opposite side offers 3-piece ensuite and walk-in closet. The undeveloped basement comes with 9 ft ceiling and rough-in for future 2 bedrooms unit as an income helper. Home comes with full 1 year Builder's Warranty for Peace-of-Mind. Mahogany ranks as one of the Calgary's best neighbourhoods offers exclusive access to 63-acre freshwater lake, sandy beaches, paddle boarding, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, BBQ pits and a hockey rink. Village Centre provides variety of shops, restaurants, services, Chairman's Steakhouse and Alvin's Jazz Bar. Mins to South Campus Hospital, Storey Trail and Deerfoot Trail. Don't miss out this chance







to live and rise your family in a lake community.

Built in 2025

Essential Information

MLS® # A2253621 Price \$674,888

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,855 Acres 0.07 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 103 Magnolia Street Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H9

Amenities

Amenities Beach Access, Clubhouse, Playground, Visitor Parking, Boating, Parking

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

Separate Entrance, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified

Equipment

Cooling None

Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 62

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office KIC Realty

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