

\$961,999 - 212 Magnolia Heath Se, Calgary

MLS® #A2265729

\$961,999

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

Mahogany, Calgary, Alberta

OPEN HOUSE - October 26th from 2-4PM
Step into your next chapter in Mahogany, one of Calgary's most desirable lake communities, where modern design meets everyday functionality in this exceptional four-bedroom, three-bathroom home. Perfectly situated on a corner lot with a back alley and directly across from a peaceful green space, this property offers a quiet, connected, and family-friendly lifestyle.

Within a 10-minute walk, you can enjoy the lake, beach, and Mahogany Beach Club, while schools, parks, shopping, dining, and the wetlands are all conveniently close by.

The main floor is thoughtfully designed with a bedroom and a full bathroom connected by a pocket door, making it ideal for guests or multigenerational living. The open-concept layout flows seamlessly from the dining area to the living room, creating an inviting atmosphere for both entertaining and day-to-day living.

At the heart of the home is a stylish kitchen featuring white cabinetry, granite countertops, a gas cooktop, built-in microwave and oven, hood fan, dishwasher, and a colored granite sink. A walk-in corner pantry and a large island provide ample prep space and storage, ensuring both practicality and elegance.

Upstairs, you'll find three spacious



bedrooms, including a primary suite retreat, along with bathrooms finished with quartz countertops. Each bedroom is equipped with custom built-in closet organizers to maximize storage and organization. The upper-level laundry area includes a washer and dryer, and window coverings—some remote-controlled—are already installed for added convenience.

Additional features enhance comfort and value, including a separate side entrance with a developed stairwell for future basement development and 9-foot basement ceilings that create a bright, open feel. This home is designed with energy efficiency in mind, featuring two furnaces, a tankless water heater, and six installed solar panels to help reduce utility costs.

The attached garage is roughed-in for gas, making it easy to install a heater, and a basement freezer is included. Outdoors, you can relax on your balcony with aluminum railing or take advantage of Mahogany’s many nearby amenities.

With school bus stops just minutes away and both public and Catholic schools within walking or biking distance, this home is perfect for families. Easy access to Deerfoot and Stoney Trail ensures a smooth commute to any part of the city, making this home a rare opportunity to enjoy comfort, convenience, and community in one of Calgary’s premier neighborhoods.

Built in 2019

Essential Information

MLS® #	A2265729
Price	\$961,999
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

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	6
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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