

# \$759,900 - 18 Magnolia Street Se, Calgary

MLS® #A2203225

**\$759,900**

6 Bedroom, 4.00 Bathroom, 1,719 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

**BRAND NEW HOUSE | 2 BEDROOM LEGAL SUITE | 10 FEET MAIN FLOOR CEILING**

Welcome to the Beautiful Mahogany community. One WORDâ€™WOW! Thatâ€™s what you'll say once you walk into this fully upgraded, brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room + Office/ Den/Living Room + 2-bedroom legal suite. Excellent upgrades like 10ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. It hosts a total living space of 2577.56 Sqft which comes with the Lake Mahogany Privileges. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canadaâ€™s community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!



Built in 2024

## Essential Information

MLS® #	A2203225
Price	\$759,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,719
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	18 Magnolia Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0G9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home
Appliances	Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Humidifier, Microwave, Built-In Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	554
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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