

# \$749,998 - 215 Magnolia Drive Se, Calgary

MLS® #A2208804

**\$749,998**

6 Bedroom, 5.00 Bathroom, 1,715 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

?? Stunning 2,500 Sq Ft Home + LEGAL  
2-Bed Basement Suite | Mahogany SE,  
Calgary

?? Prime Location in Desirable Mahogany | ??  
1,714 Sq Ft Above Grade + 784 Sq Ft LEGAL  
Basement Suite | ?? Luxury Finishes  
Throughout

Welcome to this exquisitely designed 2,500 sq  
ft total finished home in the highly sought-after  
Mahogany community! Perfect for families or  
investors, this property features a legal  
2-bedroom basement suite with a private  
entrance, offering rental income potential  
(ideal mortgage helper in Calgaryâ€™s most  
popular rental area).

? MAIN FLOOR â€™ Modern Elegance  
Gourmet kitchen with premium quartz  
countertops, stylish backsplash & high-end  
stainless steel appliances

Open-concept living & dining area â€™ flooded  
with natural light

Full bedroom & bathroom â€™ perfect for  
guests or home office

Trendy designer light fixtures â€™ a true  
showstopper!

??? UPSTAIRS â€™ Spacious & Serene  
Primary suite with spa-like ensuite & walk-in



closet

Two additional well-sized bedrooms â€“ plenty of space for family

Bonus room â€“ ideal for a cozy TV lounge or play area

?? BASEMENT â€“ LEGAL 2-Bed, 2-Bath Secondary Suite Fully self-contained with separate entrance

Two bedrooms & two bathrooms â€“ perfect for tenants or extended family

High rental demand in Mahogany â€“ great investment opportunity

?? COMMUNITY PERKS Steps to Mahogany Lake, parks, & walking trails

Top-rated schools, shopping, & dining nearby

Easy access to Stoney Trail & major commuter routes

This turnkey home blends luxury, functionality, and income potentialâ€”donâ€™t miss out! Schedule your viewing today!

Built in 2023

### **Essential Information**

MLS® #	A2208804
Price	\$749,998
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,715
Acres	0.07
Year Built	2023

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	215 Magnolia Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3S7

### **Amenities**

Amenities	Community Gardens, Park, Playground
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Zoning	R-G
HOA Fees	599

HOA Fees Freq. ANN

## **Listing Details**

Listing Office PREP Realty

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