

# \$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 the 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      | Clubhouse, Parking, Playground, Visitor Parking, Beach Access, Boating |
| 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     | Exterior Entry, Full, Unfinished |

## 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 | 47                  |
| Zoning         | R-G                 |
| HOA Fees       | 582                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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