

# \$725,000 - 190 Magnolia Square Se, Calgary

MLS® #A2242111

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

10 Reasons Youâ€™ll Love This Stylish, Income-Generating Home in Mahogany! 1. Legal Basement Suite:

Fully self-contained 1-bed suite with private

side entrance, in-suite laundry, full kitchen, and great ceiling height â€” ideal as a mortgage helper. 2. 4 Bedrooms, 3.5

Bathrooms Total: 3 bedrooms upstairs plus a 1-bedroom basement suite. Includes a double-sink ensuite, powder room on main, and full baths up and down. 3. Jayman-Built

Sonata Model: A modern and efficient floorplan with no wasted space â€” no bonus room means bigger bedrooms and more practical living areas. 4. Spacious Split-Level

Layout: 12â€™ ceilings in the great room and 11â€™ ceilings in the basement â€” a rare architectural feature that elevates the entire home. 5. Stylish Upgraded Kitchen: Two-tone

cabinets, black marble backsplash, quartz counters, upgraded appliances, and chimney hood fan â€” sleek and functional. 6 Solar Panels on the Roof: Enjoy modern energy

efficiency with 6 rooftop solar panels that help offset electricity costs, plus a tankless hot water system that delivers hot water on demand while reducing standby energy use. 7.

Contemporary Finishes Throughout: Includes Hardie board exterior siding, glass stair railings, designer lighting, modern tile work, dual vanities, and luxury vinyl plank flooring make this home move-in ready, stylish and built to last. 8. Located in Mahogany â€”

Calgaryâ€™s Top Lake Community: Enjoy



four-season lake access, beach club amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park area, with a playground just steps away – ideal for families or anyone who enjoys outdoor space.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242111    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,658       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 190 Magnolia Square Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2W5                |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                        |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Entrance                                |
| Lot Description   | Back Lane, Back Yard                            |
| Roof              | Asphalt Shingle                                 |
| Construction      | Cement Fiber Board, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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