

# \$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 Calgary's most  
popular rental area).

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

Open-concept living & dining area " flooded  
with natural light

Full bedroom & bathroom " perfect for  
guests or home office

Trendy designer light fixtures " a true  
showstopper!

??? UPSTAIRS " Spacious & Serene  
Primary suite with spa-like ensuite & walk-in



closet

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

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

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

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

High rental demand in Mahogany “ 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 potential“don’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
Days on Market	39
Zoning	R-G

HOA Fees	599
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.