

\$729,999 - 295 Magnolia Drive Se, Calgary

MLS® #A2256336

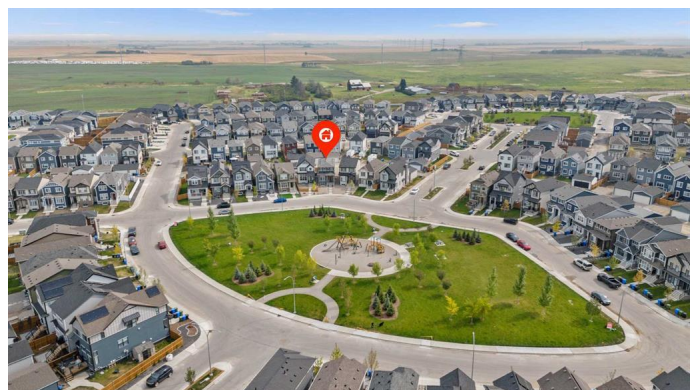
\$729,999

6 Bedroom, 5.00 Bathroom, 1,725 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

FACING GORGEOUS PARK! Welcome to Mahogany, Calgary's premier 4 season lake community and a smart investment opportunity rolled into one. This HIGHLY UPGRADED property offers over 2,518 sq. ft. of total developed living space, complete with a fully legal basement suite with 2 bedroom, 2 bathroom, all in a sought after location directly facing a gorgeous park and playground! The main level is designed with investors and extended families in mind. The main floor features a bright open-concept layout, soaring ceilings, 8 ft doors, luxury vinyl plank flooring, and a modern two-toned kitchen with herringbone tile backsplash, stainless steel appliances, and a beautiful quartz adorned island. A main floor bedroom (or office) with a full 3 piece bathroom provides flexible options for guests or multi-generational living—boosting rental appeal. Upstairs, you'll find a spacious bonus room, 3 additional bedrooms, and 2 full bathrooms, including a private primary 4 pc. ensuite. The lower level is where this home truly shines: a separately accessed, legal 2-bedroom, 2-bathroom living space with its own kitchen, living area, laundry, and high-end finishes. Whether you're looking to generate income, host extended family, or offset your mortgage, this secondary suite makes the property a standout investment. Outside, you'll appreciate the low-maintenance yard, with a rear 2 car parking pad with future garage potential, and unbeatable front curb



appeal directly across from green space. Located in a family-friendly, amenity-rich community, Mahogany offers residents exclusive access to its private lake, beaches, skating rinks, and year-round recreation. Plus, youâ€™re just minutes from shopping, restaurants, schools, and South Health Campus, making it attractive for both homeowners and tenants. Whether youâ€™re building your portfolio or looking for a home that pays you back, this Mahogany gem delivers. Schedule your private tour today!

Built in 2022

Essential Information

MLS® #	A2256336
Price	\$729,999
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,725
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	295 Magnolia Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N1

Amenities

Amenities	Beach Access, Other
Parking Spaces	2

Parking	Alley Access, Off Street, Parking Pad
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Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Exterior Entry, Finished, Full, Suite
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Exterior

Exterior Features	Balcony, Lighting, Other
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Other, Private, See Remarks
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Roof	Asphalt Shingle
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Construction	Other, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 11th, 2025
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Days on Market	5
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Zoning	R-G
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HOA Fees	599
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	eXp Realty
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