

# \$679,888 - 103 Magnolia Street Se, Calgary

MLS® #A2233549

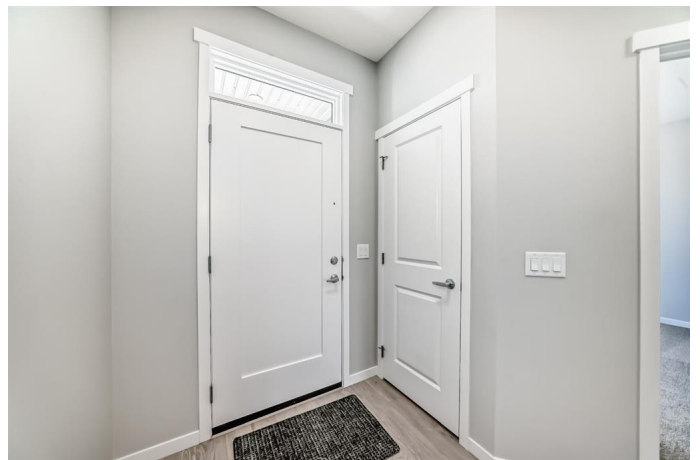
**\$679,888**

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® #	A2233549
Price	\$679,888
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	Parking, Playground, Visitor Parking, Beach Access, Boating, Clubhouse
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	July 4th, 2025
Days on Market	51
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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