

# \$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)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

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

## Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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