

# \$575,000 - 201 Magnolia Terrace Se, Calgary

MLS® #A2263369

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home in the highly sought-after lake community of Mahogany! This beautifully maintained, like-new home offers modern design, premium finishes, and an unbeatable location – all ready for quick possession.

From the charming brick-accented exterior to the bright and airy interior, you'll immediately feel at home. The main level features 9-ft ceilings, abundant natural light, and gleaming LVP flooring throughout. The open-concept layout includes a spacious living area, a dedicated dining space, and a stunning kitchen with a large island and breakfast bar. Enjoy the upgraded kitchen with pot lights, quartz countertops, modern stainless steel appliances, sleek upgraded railings, and a pantry for extra storage.

Upstairs, you'll find three generous bedrooms, two full bathrooms, and a convenient laundry room with upgraded washer and dryer. The primary suite is your private retreat – complete with a walk-in closet and a stylish ensuite featuring a fully tiled standing shower.

The unfinished basement offers endless possibilities for future development and includes rough-in plumbing for a bathroom. Step outside to enjoy your spacious deck, perfect for summer barbecues and outdoor gatherings, overlooking the south-facing



backyard with space to park two vehicles or build a garage in the future.

Located in one of Calgary’s most desirable communities, Mahogany residents enjoy 63 acres of lake and beach access, playgrounds, picnic areas, sports courts, splash park, fitness zones, skating rink, and year-round activities for all ages. You’ll love being just minutes from shopping, restaurants, coffee shops, and the South Health Campus.

Don’t miss your opportunity to own this like-new home in an award-winning lake community – book your private showing today!

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263369               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,312                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 201 Magnolia Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3M 3H9

### Amenities

Amenities Clubhouse, Fitness Center, Park, Party Room, Playground, Recreation Facilities

Parking Spaces 2

Parking Off Street

### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Bathroom Rough-in

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 8th, 2025

Days on Market 20

Zoning R-G

HOA Fees 545

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Complete Realty

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