$645,000 - 80 Magnolia Way Se, Calgary

MLS® #A2235928

$645,000

3 Bedroom, 3.00 Bathroom, 1,451 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

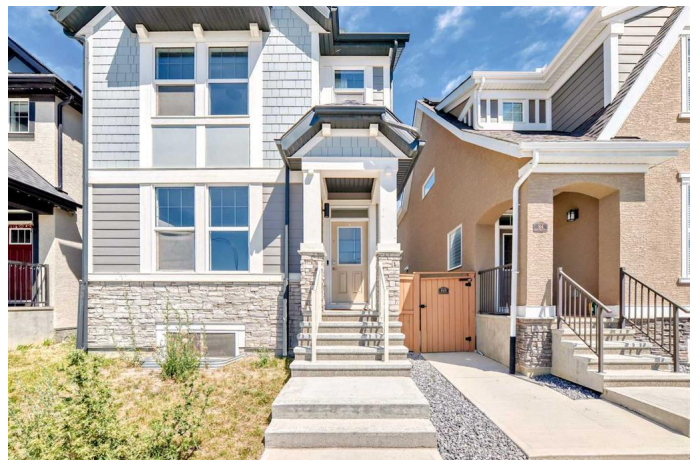Welcome to This Immaculately Maintained Home Near Mahogany Lake!
Step into this beautifully kept home, ideally located just minutes from Mahogany Lake. From the moment you enter, you'€™re greeted with an open-concept layout, soaring 9'€™ ceilings, and modern finishes throughout. The bright and stylish kitchen features white cabinetry, stainless steel appliances'€"including a brand-new dishwasher'€"and durable vinyl plank flooring. The efficient L-shaped layout offers ample counter space, plenty of storage, and a central island perfect for quick breakfasts or entertaining guests.

The living area is flooded with natural light thanks to three sides of windows and a desirable south-facing orientation, making the space feel warm and inviting year-round. A functional front foyer with closet space, a convenient 2-piece bathroom, and a rear mudroom with an additional closet complete the main floor.

Upstairs, the spacious primary bedroom offers large windows, a walk-in closet, and a 4-piece ensuite bathroom. Two additional generously sized bedrooms with closets, a centrally located 4-piece bathroom, and a laundry area with built-in storage provide practical and comfortable family living.

Energy efficiency is a highlight, with triple-pane windows, a smooth six-panel fiberglass front door with metal-clad wood, a fuel-efficient furnace, and a tankless water heater for

long-term savings and comfort. The unfinished basement includes rough-ins for a future bathroom, allowing for easy customization to suit your needs.

Enjoy year-round access to Mahoganyâ€™s private beach (just a 3-minute drive away), nearby playgrounds, schools, shopping, restaurants, South Health Campus, and all the amenities this sought-after lake community offers.

This exceptional home wonâ€™t last longâ€"book your private showing today!

Built in 2021

Essential Information

MLS® #	A2235928
Price	$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	80 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W7

Amenities

Amenities	Park, Playground, Beach Access, Picnic Area

Parking Spaces	2
Parking	Gravel Driveway, Off Street

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty