

\$959,000 - 36 Magnolia Crescent Se, Calgary

MLS® #A2253047

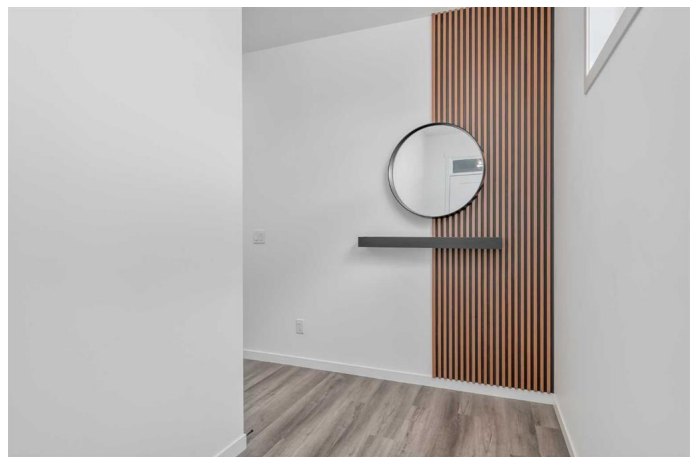
\$959,000

6 Bedroom, 4.00 Bathroom, 2,512 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to our Brand New Two-Story Home in Mahogany, one of the most desirable Communities of Calgary. This 4 bedroom home on a Traditional lot with additional 2 bedroom legal suite is a meticulously designed residence presents a thoughtfully planned layout with three bedrooms, three full bathrooms, and a den on the main floor that can serve as an additional bedroom if desired. As you step into the home, you'll be greeted by an open-to-below main entrance, complemented by high ceilings, gorgeous hardwood flooring, and abundant natural light. The kitchen is a chef's dream, adorned with stainless steel KitchenAid appliances and sleek quartz countertops. The main floor boasts 9-foot ceilings, a generously sized living area, a separate dining space, and a gas fireplace with tiles reaching the ceiling. Completing the main level is a , perfect for a gourmet kitchen that will inspire your culinary creations. Moving upstairs, you'll discover a luxurious master bedroom featuring a large walk-in closet and an ensuite bathroom with a lavish soaking tub. The upgraded laundry room adds convenience to your daily routine, while two additional bedrooms and another full bathroom provide ample space for family members or guests. The basement has 9 foot ceiling 2 bedrooms, washroom and kitchen with a side entrance. 2 Bedroom legal suit makes it an extra ordinary home. Beyond the home's captivating features, its location is truly unbeatable. Just minutes away, you'll find



essential amenities such as a picturesque lake, schools, a sandy beach, a recreational center, walking and bike trails, shopping destinations, delectable dining options, and much more. Don't miss out on this extraordinary home. Call today for more information and take the first step towards making it yours.

Built in 2022

Essential Information

MLS® #	A2253047
Price	\$959,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,512
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M8

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Gas Cooktop, Gas Range, Gas Stove, Microwave, Washer, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	19
Zoning	R-G
HOA Fees	545
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.