

\$565,000 - 201 Magnolia Terrace Se, Calgary

MLS® #A2263369

\$565,000

3 Bedroom, 3.00 Bathroom, 1,312 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE on Sunday, November 16 between 1-3pm! 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	\$565,000
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	Fitness Center, Park, Party Room, Playground, Clubhouse, 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

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	37
Zoning	R-G
HOA Fees	545
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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