

# \$715,000 - 190 Magnolia Square Se, Calgary

MLS® #A2242111

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,658 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

10 Reasons Youâ€™ll Love This Stylish,  
Income-Generating Home in Mahogany! 1.

Legal Basement Suite:

Fully self-contained 1-bed suite with private  
side entrance, in-suite laundry, full kitchen,  
and great ceiling height â€” ideal as a

mortgage helper. 2. 4 Bedrooms, 3.5

Bathrooms Total: 3 bedrooms upstairs plus a  
1-bedroom basement suite. Includes a

double-sink ensuite, powder room on main,  
and full baths up and down. 3. Jayman-Built

Sonata Model: A modern and efficient  
floorplan with no wasted space â€” no bonus  
room means bigger bedrooms and more

practical living areas. 4. Spacious Split-Level  
Layout: 12â€™ ceilings in the great room and  
11â€™ ceilings in the basement â€” a rare

architectural feature that elevates the entire  
home. 5. Stylish Upgraded Kitchen: Two-tone

cabinets, black marble backsplash, quartz  
counters, upgraded appliances, and chimney

hood fan â€” sleek and functional. 6 Solar

Panels on the Roof: Enjoy modern energy  
efficiency with 6 rooftop solar panels that help

offset electricity costs, plus a tankless hot  
water system that delivers hot water on

demand while reducing standby energy use. 7.

Contemporary Finishes Throughout: Includes  
Hardie board exterior siding, glass stair

railings, designer lighting, modern tile work,  
dual vanities, and luxury vinyl plank flooring

make this home move-in ready, stylish and

built to last. 8. Located in Mahogany â€”

Calgaryâ€™s Top Lake Community: Enjoy



four-season lake access, beach club amenities, walking paths, and all the shopping, dining, and schools this award-winning neighbourhood offers. 9. Backyard Space Ready for Your Garage: The lot accommodates a future double detached garage and still leaves you with decent room to enjoy a private backyard. 10. Park and Playground Just Steps Away: Enjoy the open feel of facing a park area, with a playground just steps away – ideal for families or anyone who enjoys outdoor space.

Built in 2021

### Essential Information

MLS® #	A2242111
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	190 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W5

### Amenities

Amenities	None
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Parking Spaces 2  
Parking Parking Pad

### **Interior**

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water  
Appliances Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Entrance  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Concrete, Stone, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed July 22nd, 2025  
Days on Market 63  
Zoning R-G  
HOA Fees 582  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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