

# \$729,999 - 295 Magnolia Drive Se, Calgary

MLS® #A2256336

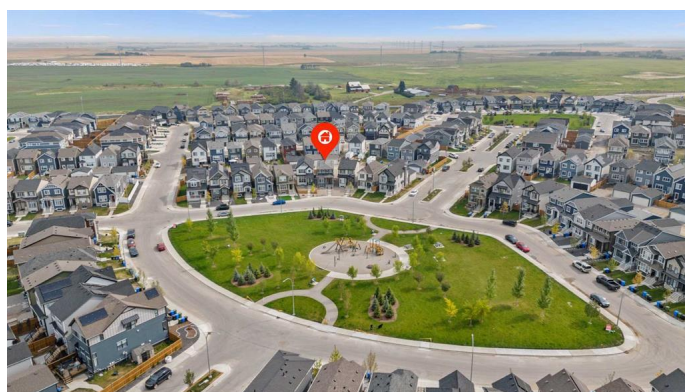
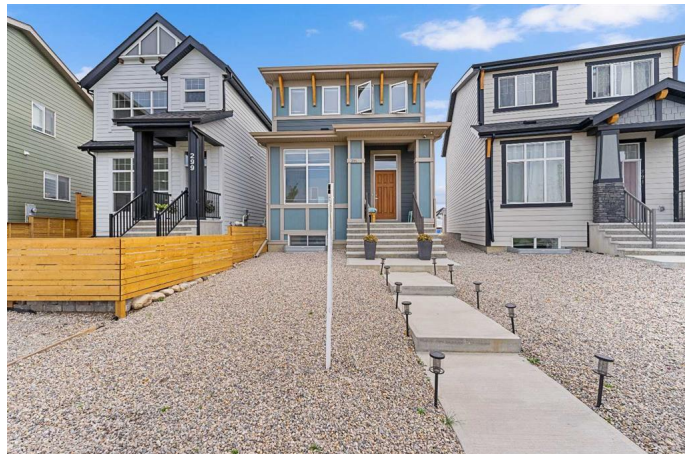
**\$729,999**

6 Bedroom, 5.00 Bathroom, 1,725 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

FACING GORGEOUS PARK! Welcome to Mahogany, Calgary's premier 4 season lake community and a smart investment opportunity rolled into one. This HIGHLY UPGRADED property offers over 2,518 sq. ft. of total developed living space, complete with a fully legal basement suite with 2 bedroom, 2 bathroom, all in a sought after location directly facing a gorgeous park and playground! The main level is designed with investors and extended families in mind. The main floor features a bright open-concept layout, soaring ceilings, 8 ft doors, luxury vinyl plank flooring, and a modern two-toned kitchen with herringbone tile backsplash, stainless steel appliances, and a beautiful quartz adorned island. A main floor bedroom (or office) with a full 3 piece bathroom provides flexible options for guests or multi-generational living—boosting rental appeal. Upstairs, you'll find a spacious bonus room, 3 additional bedrooms, and 2 full bathrooms, including a private primary 4 pc. ensuite. The lower level is where this home truly shines: a separately accessed, legal 2-bedroom, 2-bathroom living space with its own kitchen, living area, laundry, and high-end finishes. Whether you're looking to generate income, host extended family, or offset your mortgage, this secondary suite makes the property a standout investment. Outside, you'll appreciate the low-maintenance yard, with a rear 2 car parking pad with future garage potential, and unbeatable front curb



appeal directly across from green space. Located in a family-friendly, amenity-rich community, Mahogany offers residents exclusive access to its private lake, beaches, skating rinks, and year-round recreation. Plus, youâ€™re just minutes from shopping, restaurants, schools, and South Health Campus, making it attractive for both homeowners and tenants. Whether youâ€™re building your portfolio or looking for a home that pays you back, this Mahogany gem delivers. Schedule your private tour today!

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256336    |
| Price          | \$729,999   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 1,725       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 295 Magnolia Drive Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 3N1               |

Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Beach Access, Other |
| Parking Spaces | 2                   |

|         |                                       |
|---------|---------------------------------------|
| Parking | Alley Access, Off Street, Parking Pad |
|---------|---------------------------------------|

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                |
|------------|--------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
|------------|--------------------------------------------------------------------------------|

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                                       |
|----------|---------------------------------------|
| Basement | Exterior Entry, Finished, Full, Suite |
|----------|---------------------------------------|

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Lighting, Other |
|-------------------|--------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Other, Private, See Remarks |
|-----------------|------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                |
|--------------|--------------------------------|
| Construction | Other, Wood Frame, Wood Siding |
|--------------|--------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

|                |   |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

|          |     |
|----------|-----|
| HOA Fees | 599 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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