

\$659,900 - 131 Magnolia Street Se, Calgary

MLS® #A2268773

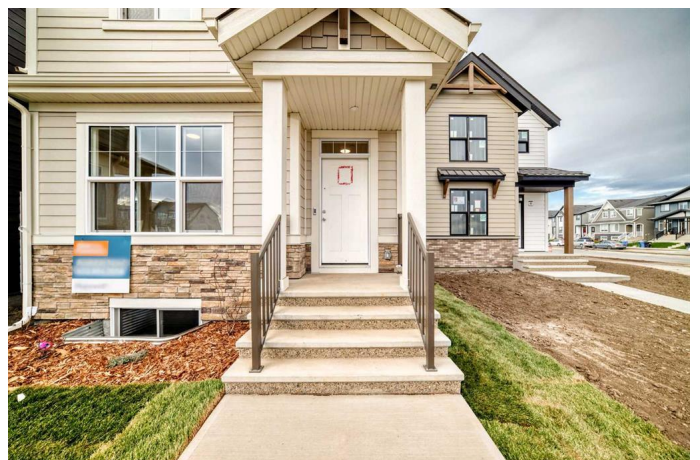
\$659,900

3 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Meet the brand-new "Heath," a fresh take on a beloved layout that blends smart design with everyday comfort. Step inside to a bright, open main floor finished in warm luxury vinyl plank, with a versatile front flex room that suits a home office, homework zone, or cozy reading spot. The rear of the home opens to an inviting living room and an oversized dining area—perfect for weeknight dinners and weekend gatherings alike. Anchoring the space, the chef's kitchen showcases wood-grain cabinetry raised to the bulkhead, crisp white quartz counters, a classic subway tile backsplash that wraps the standalone hood fan, stainless steel appliances, and a large island that makes prep, snacks, and conversation effortless. A generous back window brings in natural light, and the practical rear entrance keeps daily comings and goings simple. Upstairs, a centrally located loft creates a true second living space and smart separation between the sleeping quarters. The spacious primary retreat features a walk-in closet and a spa-inspired 4-piece ensuite with dual sinks, while two additional bedrooms share a well-appointed 4-piece bath. The upper laundry room keeps chores convenient and out of sight. A side/secondary entrance adds flexibility for future possibilities such as a guest, in-law, or private living area (subject to city/municipal approvals and permitting). Outside, the landscaping is complete—front and back—so you can enjoy the space from day one. Expect finished sod, mulched side



yards, and thoughtfully selected trees/shrubs in the front that complement the streetscape and elevate curb appeal. And the setting? You™re in Mahogany™ Calgary™s four-season lake community™ where life revolves around water, parks, and connection. Enjoy two residents-only beaches, the Beach Club, tennis and sport courts, winter skating, fishing, playgrounds, and more than 22 km of pathways and preserved wetlands. Stroll to the Village Market for caf s, restaurants, fitness, and daily essentials, with the South Health Campus and Seton Urban District just minutes away. From paddleboards to sunset walks, the Heath puts a resort-style lifestyle within easy reach.

Built in 2025

Essential Information

MLS� #	A2268773
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	131 Magnolia Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 4C7
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Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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