243 Magnolia Crescent SE

Calgary | Active | MLS® A2356553

$850,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2025**	**2,082.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

$1200 LANDSCAPING CREDIT | BEAUTIFUL DETACHED HOME | DOUBLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 2082 SQ FT ABOVE GRADE / 2978 SQ FT TOTAL | BONUS ROOM | MODERN FINISHES - Welcome to this beautifully designed 2-storey detached home, built in 2025 and located in Mahogany, one of Calgary's most sought-after lake communities. Featuring modern finishes, a thoughtfully designed floor plan, and impressive living spaces, this well-cared-for home offers an excellent blend of style, comfort, and functionality.

The main floor features a stunning kitchen with beautiful cabinetry, extensive counter space, a large central island, and a full complement of stainless steel appliances, including a built-in microwave. Just across from the kitchen, a massive walk-in pantry provides excellent additional storage. The spacious dining area offers plenty of room to host family and friends, with direct access to the north-facing backyard and large deck, creating a great space for outdoor dining and entertaining. The living room is a true highlight, featuring soaring two-storey, floor-to-ceiling windows that fill the space with natural light. A striking accent wall and beautiful fireplace create a warm and inviting focal point. A spacious front office provides an ideal work-from-home setup, while the large foyer with a decorative pony wall and a convenient 2-piece bathroom completes the main level. Direct access to the oversized double attached garage adds everyday convenience.

Upstairs, the open-to-below design overlooks the impressive living room and leads to a spacious bonus room, offering the perfect place to relax, enjoy movie nights, or spend time with family. The primary bedroom easily accommodates a king-sized bed and features a luxurious 5-piece ensuite with a soaker tub, standalone shower, and dual vanities. The ensuite connects to a large walk-in closet with convenient access to the dedicated laundry room. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level.

The undeveloped basement offers plenty of potential for future development, whether you're looking to add additional bedrooms, a recreation room, or a home gym. Outside, the lot provides additional space and flexibility to create your ideal outdoor setting.

Located in Mahogany, Calgary's premier lake community, residents enjoy exclusive access to a 63-acre freshwater lake, sandy beach, parks, swimming, skating, paddleboarding, and year-round recreational activities. With extensive pathways, playgrounds, nearby shopping, restaurants, schools, and convenient access to major routes, Mahogany offers an exceptional lifestyle. Combining impressive architectural features, modern finishes, and a functional family-friendly layout, this is an excellent opportunity to own a beautiful home in one of Calgary's most desirable communities. Book your visit today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356553
Bedrooms	3
Bathrooms	3
Year Built	2025

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,082.99 sq. ft.
Main Level Finished Area:	963.45 sq. ft.
Upper Level Finished Area:	1,119.54 sq. ft.
Below Grade Finished Area:	895.86 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,379 sq. ft.
Lot Frontage:	29'4¾"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2311733
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$624.06
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Party Room, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12' × 10'2" ·
Main Floor	Kitchen · 15'10" × 14' ·
Main Floor	Living Room · 12'6" × 11' ·
Main Floor	Office · 11'7" × 8'8" ·
Main Floor	Pantry · 8'10" × 5'5" ·
Upper Level	Bedroom · 10'11" × 8'10" ·
Upper Level	Bedroom · 16'5" × 8'9" ·
Upper Level	Family Room · 13'2" × 12'7" ·
Upper Level	Laundry · 9'7" × 7'7" ·
Upper Level	Bedroom - Primary · 14'1" × 12'5" ·
Upper Level	Walk-In Closet · 10'1" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/243-magnolia-crescent-se-calgary-a2356553/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.