97 Magnolia View SE

Calgary | Active | MLS® A2356196

$738,888









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2023**	**1,714.95 sq. ft.**

Your next move starts with a conversation.

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Listed by D Gees Realty Inc.

A closer look

Offering an impressive 1,715 sq. ft. of above-grade living space, plus a fully developed legal 2-bedroom/2-bathroom basement suite, this well-maintained property features 6 bedrooms and 5 bathrooms, with the basement suite currently tenant-occupied, providing an excellent mortgage helper or investment opportunity. Ideally situated just steps from a quiet park and green space, this location offers plenty of outdoor enjoyment.

The main level features a bright, functional layout with a spacious living room and a well-appointed kitchen offering ample cabinetry, a huge centre island, stainless steel appliances, generous counter space, and pantry storage, plus a convenient mudroom. A main-floor bedroom and 3-piece bathroom add flexibility, while the upper level offers a spacious primary bedroom with a walk-in closet and private ensuite, two additional bedrooms, a full bathroom, a bonus room, and convenient upper-floor laundry.

The LEGAL 2-bedroom basement suite provides a separate living space complete with its own kitchen, comfortable family room, two bedrooms, and two full bathrooms. Currently rented, it offers immediate income potential while maintaining flexibility for future use.

Outside, enjoy the private deck and fenced outdoor space, perfect for relaxing or entertaining. A 360 sq. ft. garage provides additional parking and storage.

Located in Mahogany, one of Calgary's premier lake communities, residents enjoy an exceptional lifestyle with lake and beach club access, sandy beaches, swimming, boating, skating, extensive walking and cycling pathways, parks, playgrounds, and a fantastic selection of nearby schools, shopping, restaurants, and everyday amenities. With its vibrant community atmosphere and year-round recreational opportunities, Mahogany continues to be one of Calgary's most desirable places to call home.

Whether you're looking for a spacious family home with rental income or an investment property with immediate revenue from the legal basement suite, this Mahogany gem offers outstanding value, versatility, and long-term potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356196
Bedrooms	6
Bathrooms	5
Year Built	2023
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,714.95 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,884 sq. ft.
Lot Frontage:	26'4"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2023 (Age: 3)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	2
Plan:	2311345
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Central Air, Full
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
HOA Fee:	$480.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Other
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Inclusions:	Refrigerator
Restrictions:	None Known
Main Floor	Bedroom · 9'5" × 9'1" ·
Main Floor	Foyer · 6'11" × 5'9" ·
Main Floor	Kitchen · 13'11" × 12'7" ·
Main Floor	Living Room · 20'8" × 14'4" ·
Main Floor	Mud Room · 6' × 5'11" ·

Main Floor	Pantry · 5'11" × 4'4" ·
Main Floor	Other · 2'8" × 1'11" ·
Upper Level	Bedroom · 12'4" × 9'3" ·
Upper Level	Bedroom · 12'4" × 9'3" ·
Upper Level	Bonus Room · 13'9" × 9' ·
Upper Level	Bedroom - Primary · 14'1" × 12'6" ·
Upper Level	Laundry · 6'7" × 5'1" ·
Basement	Bedroom · 11'9" × 8'9" ·
Basement	Family Room · 11'4" × 10'3" ·
Basement	Kitchen · 12'5" × 7'4" ·
Basement	Laundry · 3'7" × 2'2" ·
Basement	Pantry · 2'2" × 1'8" ·
Basement	Bedroom - Primary · 11'1" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Other, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance
Exterior Features:	Lighting, Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G

Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/97-magnolia-view-se-calgary-a2356196/

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