

\$600,000 - 61 Magnolia Parade Se, Calgary

MLS® #A2197837

\$600,000

3 Bedroom, 3.00 Bathroom, 1,217 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

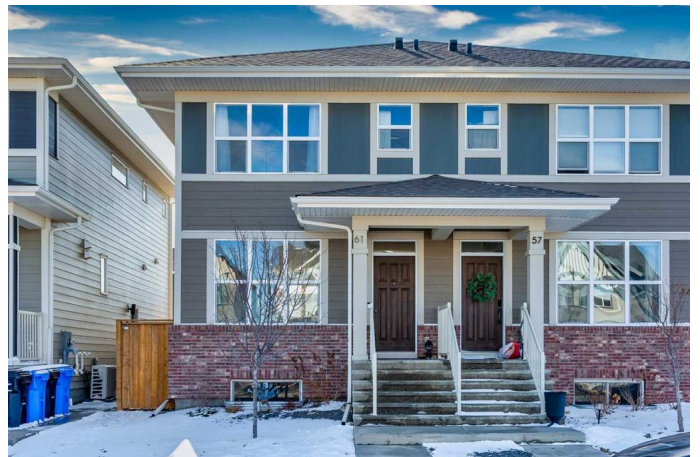
Beautiful Mahogany Home | 3 Bedrooms | 2.5
Bathrooms | Double Detached Garage |
Stamped Concrete Backyard | Tons of Natural
Light

Welcome to 61 Magnolia Parade SE, a
stunning 3-bedroom, 2.5-bathroom home
nestled in the vibrant, family-friendly lake
community of Mahogany. Designed for modern
living, this home features an open-concept
layout, large windows, and tons of natural
light, creating a warm and inviting atmosphere.

The chef's kitchen is a showstopper with
sleek cabinetry, quartz countertops, stainless
steel appliances, a large center island, and a
spacious pantry—perfect for both daily living
and entertaining. The bright dining area and
cozy living room flow seamlessly together,
making this space ideal for gatherings. A
convenient powder room and
mudroom complete the main floor.

Upstairs, you'll find a spacious primary retreat
with a walk-in closet and a luxurious 4-piece
ensuite. Two additional bedrooms, a full
bathroom, and an upper-floor laundry room
add to the home's functional appeal.

The unfinished basement offers endless
potential, allowing you to customize the space
to suit your needs. Outside, enjoy the
low-maintenance, stamped concrete backyard,
perfect for summer BBQs or relaxing evenings.



The double detached garage provides ample parking and storage.

Living in Mahogany means access to Calgary's largest freshwater lake, beaches, parks, pathways, and a vibrant urban village with shops, restaurants, and amenities just minutes away. Quick access to Stoney Trail and Deerfoot Trail ensures easy commuting.

Don't miss your chance to own this beautiful home in one of Calgary's most desirable communities. Book your showing today!

Built in 2021

Essential Information

MLS® #	A2197837
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	61 Magnolia Parade Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E5

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 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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