

\$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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