

# \$825,000 - 340 Magnolia Crescent Se, Calgary

MLS® #A2231093

**\$825,000**

4 Bedroom, 3.00 Bathroom, 2,322 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Modern Elegance Meets Family Functionality

A beautifully designed home that perfectly blends contemporary style with thoughtful, family-friendly features.

At the heart of the home is a chef-inspired kitchen featuring ceiling-height wood cabinetry, white quartz countertops, a timeless subway tile backsplash, and an upgraded appliance package with a built-in oven, microwave, and sleek countertop stove – ideal for everyday meals or elegant entertaining.

Sunlight floods the main living space through expansive south-facing windows, highlighting the cozy central gas fireplace. The open dining area connects seamlessly to the backyard, making indoor-outdoor living a breeze.

A rare main floor bedroom with a full 3-piece bath offers flexibility for guests, multigenerational living, a nanny suite, or a private home office. Upstairs, a spacious entertainment room sets the stage for movie nights and family fun. The luxurious primary suite features a walk-in closet and spa-like 5-piece ensuite, while two additional bedrooms share a second 5-piece bathroom – ideal for growing families.

The separate side entrance and 9-ft basement ceilings offer excellent potential for a future legal suite, rental unit, or extended family



space (subject to city approval and permitting).

This is more than just a home – it's a lifestyle. Discover the elegance, flexibility, and comfort this home has to offer. Book your private tour today!

Built in 2024

**Essential Information**

MLS® #	A2231093
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,322
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	340 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3T3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Close to Clubhouse, Level, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	586
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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