

# \$789,700 - 340 Magnolia Crescent Se, Calgary

MLS® #A2231093

**\$789,700**

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          | \$789,700   |
| 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 | Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows, Built-in |
|-------------------|------------------------------------------------------------------------|

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 122             |
| Zoning         | R-G             |
| HOA Fees       | 586             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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