

# \$859,900 - 53 Magnolia Terrace Se, Calgary

MLS® #A2230283

**\$859,900**

4 Bedroom, 3.00 Bathroom, 2,314 sqft

Residential on 0.09 Acres

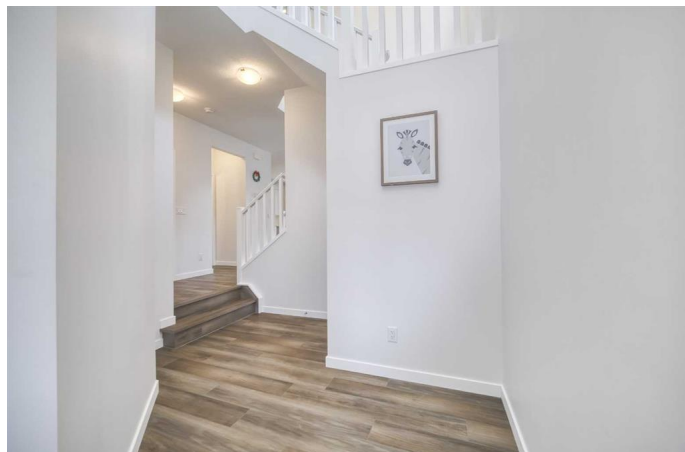
Mahogany, Calgary, Alberta

Open House - Sunday July 6, 1-3pm. Discover upscale living in Mahogany, Calgary's premier lake community. This stunning 4-bedroom Excel model home offers over 2,300 sq. ft. of upgraded space, perfectly located on scenic Magnolia Terrace, just minutes from South Health Campus, shops, restaurants, and the YMCA.

The open-concept main floor features a chef's kitchen with granite counters, a large island, a huge walk-in pantry, and upgraded appliances. The bright dining area flows into a spacious great room with a full-height electric fireplace, while a front flex room adds versatility. You'll also find luxury vinyl plank flooring, 9' ceilings, and a separate side entrance to the basement. Upstairs boasts four bedrooms, a vaulted bonus room, and a convenient laundry. The primary bedroom offers double doors, a 5-piece spa ensuite, and a large walk-in closet.

This Built Green certified home is loaded with smart and efficient features: solar conduit, radon rough-in, smart thermostats, Wi-Fi automation hub, and gas lines to the BBQ and range. Basement includes 9' ceilings and rough-in for a full bath.

The expanded driveway Expanded driveway can accommodate three vehicles side by side. The backyard features low-maintenance paving and year-round evergreen artificial grass. A high-quality vinyl deck was newly constructed in 2024, adding both durability and



style to the outdoor space.  
With thoughtful upgrades throughout and just steps from parks and pathways, this is the perfect home in one of Calgary’s most vibrant communities.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230283    |
| Price          | \$859,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,314       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 53 Magnolia Terrace Se |
| Subdivision | Mahogany               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 2X4                |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Playground, Beach Access, Clubhouse |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry |
|-------------------|----------------------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air, Natural Gas                                                  |
| Cooling         | Central Air                                                              |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| Fireplaces      | Electric                                                                 |
| Has Basement    | Yes                                                                      |
| Basement        | Exterior Entry, Full, Unfinished                                         |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Lane, Rectangular Lot   |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 53              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.