

# \$798,700 - 340 Magnolia Crescent Se, Calgary

MLS® #A2231093

**\$798,700**

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	\$798,700
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	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No
-------------------	--

	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, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	67
Zoning	R-G
HOA Fees	586
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.