

\$989,000 - 237 Magnolia Terrace Se, Calgary

MLS® #A2230440

\$989,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

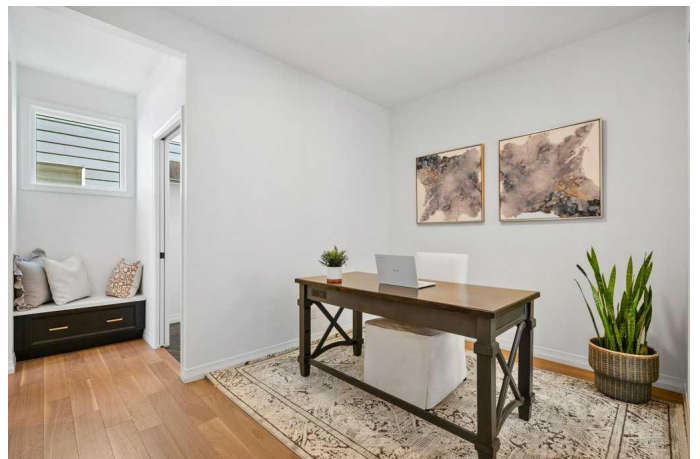
EXQUISITE 4 BEDROOM HOME â€“
BACKING ONTO A
SOON-TO-BE-COMPLETED GREEN BELT
LEADING TO A NEARBY PLAYGROUND &
BASKETBALL COURT!

This is more than a homeâ€”itâ€™s where
your familyâ€™s best memories begin.
Perfectly positioned just 50 meter's from a
playground and 350 meter's from a future
Kâ€™9 Catholic school and farmerâ€™s
market, this built-green home blends modern
comfort with everyday convenience.

Step inside to a tiled entryway and a spacious
walk-in closet. The main floor features 9'
knockdown ceilings, engineered hardwood
flooring, and a front den with a glass
insertâ€”ideal for a home office or playroom. A
stylish 2-piece bath and a tiled mudroom with
built-in bench lead to a walk-through pantry
and quartz coffee bar.

The chefâ€™s kitchen is a showstopper:
quartz countertops, subway tile backsplash,
Blanco Silgranit sink, soft-close cabinetry, and
premium KitchenAid built-in
appliancesâ€”including a 36" gas cooktop and
convection microwave/oven. A large island
with seating anchors the space, while the
dining area is bathed in natural light from 8'
dual sliding doors.

The lifestyle room offers a cozy electric
fireplace, and the west-facing backyard is built



for family lifeâ€”featuring a spacious deck, lower patio, synthetic grass, and mesh fencing. Backing onto a green belt with direct access to the playground and basketball courts, you can supervise the kids while grilling dinner.

Upstairs, plush carpet leads to a central bonus room, tiled laundry with quartz storage, and a 5-piece guest bath with separate water closet. Four bedrooms include a front-facing room with walk-in closet, a side bedroom, and a rear-facing primary suite with dual walk-in closets, ceiling fan, and a spa-inspired 5-piece en-suite with deep tub, tiled shower, and his-and-her quartz vanities.

The finished double garage with EV charger, developed basement stairs, and energy-efficient featuresâ€”hot water on demand, HRV, 6 solar panels, UV air purification, and water softenerâ€”complete this exceptional package.

Book your private showing today. This is the family home youâ€™ve been waiting for.

Built in 2022

Essential Information

MLS® #	A2230440
Price	\$989,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 237 Magnolia Terrace Se
Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H9

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
of Garages 2

Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Composite Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	31
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.