

\$839,900 - 340 Magnolia Crescent Se, Calgary

MLS® #A2231093

\$839,900

4 Bedroom, 3.00 Bathroom, 2,322 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Modern Elegance Meets Family Functionality
“ Welcome to The Luna by Hopewell
Residential

Step into The Luna, a beautifully designed home that seamlessly blends modern style with thoughtful, family-friendly features. At the heart of the home is a chef-inspired kitchen, complete with ceiling-height wood cabinetry, white quartz countertops, classic subway tile backsplash, and an upgraded appliance package including a built-in oven, microwave, and sleek countertop stove “ perfect for everyday meals or elegant entertaining.

Abundant natural light pours in through south-facing windows, creating a bright and inviting main living space anchored by a cozy central gas fireplace. The open dining area offers direct access to the backyard, making indoor-outdoor gatherings effortless.

A rare main floor bedroom with a full 3-piece bath offers flexibility “ ideal for guests, multigenerational living, a nanny suite, or a private home office. Upstairs, enjoy a spacious entertainment room, a luxurious primary suite with a walk-in closet and 5-piece ensuite, and two additional bedrooms sharing a second 5-piece bathroom.

A separate side entrance and 9-foot basement ceilings open the door to future development potential “ think secondary suite, rental



income, or extended family living (subject to municipal approval and permits).

This is more than a home – it’s a lifestyle opportunity. Discover the versatility and elegance of The Luna. Book your private tour today!

Built in 2024

Essential Information

MLS® #	A2231093
Price	\$839,900
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, 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	2
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.