



\$ 459,900.00

## 35 MAGNOLIA WAY SE CALGARY

<https://paulbrinton.com>

Meet the Treo, one of Hopewell's most popular models! Enjoy family & friends with an open-concept design that maximizes space and the signature style Hopewell is known for. Functional & open-concept living on the main floor with a central galley kitchen featuring timeless white cabinets, stylish quartz counters, modern black...

- 3 beds
- 3 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1162137

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 17:20:26

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 5457 sq ft

**Year built:** 2021

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Association Amenities:** Recreation Facilities

**Exterior Features:** None

**District:** CAL Zone SE

**Inclusions:** N/A

**Lot Features:** Back Lane, Back Yard, Corner Lot, Irregular Lot, Street Lighting, Pie Shaped Lot

**Heating Type:** Forced Air, Natural Gas

**Flooring:** Carpet, Ceramic Tile, Laminate

**Community Features:**

Clubhouse, Fishing, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Kitchen Island, No Animal Home, Open Floorplan, Stone Counters

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Brick,Composite Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

**Subdivision Name:** Mahogany

**Lot Size Acres:** 0.13

**Levels:** Two

**Zoning:** R-G

**List Price Square Foot:** \$ 335.45

**Photo Count:** 4

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 7.59M 24`11"

**Living Area SF:** 1371.00

**Structure Type:** Duplex

**Restrictions:** Utility Right Of Way

