



GRASSROOTS
REALTY GROUP

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76 Magnolia Grove SE
Calgary, Alberta

MLS # A2340494



\$679,999

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,767 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, No Neighbours Behind, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage		
Inclusions:	N/A		

JUMBO LOT! Rarely do you see a laned lot this big in Mahogany! This is a turnkey investment opportunity in with a **LEGAL** suite and two rental incomes! Offering approximately 1,766 sq. ft. of developed living space, this well-maintained townhome features 5 bedrooms, 3.5 bathrooms and a fully rented configuration, making it an excellent addition to an investment portfolio. The main area offers a bright, open-concept layout with durable luxury vinyl plank flooring, crisp white cabinetry, granite countertops, stainless steel appliances and a large centre island with breakfast bar. The spacious living and dining areas are filled with natural light, creating a comfortable and functional space for everyday living. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom, along with a full 5 pc. ensuite, convenient laundry and a full bathroom. The legal 2 bedroom basement suite provides an additional income stream and offers its own comfortable living space, kitchen, bathroom and separate living accommodations. A double attached garage adds valuable parking and storage. Located in the highly desirable lake community of Mahogany, where residents enjoy access to the lake and beach club, tons of pathways, parks, schools, shopping, restaurants and countless amenities. Fully rented, legally suited and income-generating this is a fantastic opportunity to own a turnkey investment in one of Calgary's most sought-after communities. An opportunity worth adding to your portfolio!