



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

191 Magnolia Way SE
Calgary, Alberta

MLS # A2345952



\$740,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator (lower), dishwasher (lower), washer (lower), dryer (lower), curtain rod in living room with curtains, built-in microwave (upper), dehumidifier (lower)

INVESTOR ALERT! A TRULY TURNKEY, HANDS-OFF INVESTMENT WITH GREAT TENANTS ALREADY IN PLACE! Built in 2023 by Hopewell Residential, this exceptionally well-maintained property offers an opportunity to own a premium income-generating home in the highly sought-after lake community of Mahogany. Featuring a spacious upper residence plus a LEGAL 2-bedroom basement suite, the property currently generates a combined \$4,550/month (\$54,600/year) in gross rental income from both units. The hard work has already been done, simply take over an established, income-producing property from day one. The upper residence stands out with impressive 10-foot ceilings, bright modern living spaces, a spacious kitchen, comfortable living and dining areas, well-sized bedrooms, a 5-piece ensuite and access to the double detached garage. The garage is equipped with an added subpanel to accommodate a future EV charger, an increasingly desirable feature for tenants. Both the front and backyard are fully maintenance-free, adding convenience for tenants while minimizing ongoing exterior upkeep for the owner. The LEGAL 2-bedroom basement suite feels anything but typical, with 9-foot ceilings, its own kitchen, living area, bathroom and separate entrance, creating a bright and comfortable independent living space. The outdoor areas have also been thoughtfully divided with double fencing, giving each unit its own private space. This property was designed with tenants in mind. The combination of a newer 2023 build, high ceilings on both levels, a legal suite, private outdoor spaces, maintenance-free landscaping and a double garage helps set it apart from a typical rental and makes it particularly attractive to quality, long-term tenants. Great tenants are already secured in both units, providing immediate and established rental income. No renovations to

complete, no tenants to find and no maintenance to worry about, this property is truly set up to be a hands-off investment. Located in one of Calgary's most desirable lake communities, residents enjoy access to Mahogany Lake and its year-round amenities, extensive pathways, parks, playgrounds, schools, shopping and restaurants, with convenient access to major roadways. For an investor looking for a newer, income-producing property without the usual upfront work, this is about as turnkey as it gets.