# \$525,000 - 82 Mahogany Drive Se, Calgary

MLS® #A2269231

## \$525,000

2 Bedroom, 3.00 Bathroom, 1,135 sqft Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to this beautiful NO-CONDO-FEE townhome in the highly sought-after lake community of Mahogany, offering year-round access to the beach, clubhouse, and an array of outdoor amenities. This immaculate home combines comfort, functionality, and style, with a thoughtfully designed floor plan that takes full advantage of the abundant natural light streaming through the large windows.

The main floor boasts 9-foot ceilings and an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areasâ€"perfect for both relaxing and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry, complemented by a blend of laminate and tile flooring that adds both warmth and durability.

Upstairs, you'II find two spacious primary bedrooms, each offering a walk-in closet and private ensuite for ultimate convenience and privacy. One of the bedrooms also includes a versatile den area, ideal for a home office or cozy reading nook.

The unfinished basement provides plenty of potential for future developmentâ€"whether you envision a recreation room, home gym, or extra storage space. Outside, enjoy a low-maintenance yard, a welcoming front porch, and a private backyard complete with a cement patio and gas grill hookup, perfect for







summer barbecues and relaxing evenings. A detached double garage offers secure parking and additional storage.

Recent upgrades include brand-new carpet (2025), a new hot water tank (2025), and a newer oven (2023), making this home truly move-in ready.

With its excellent layout, modern finishes, and access to one of Calgary's most desirable lake communities, this Mahogany townhome is a perfect blend of lifestyle and value.

#### Built in 2015

#### **Essential Information**

MLS® # A2269231 Price \$525,000

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,135 Acres 0.05 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 82 Mahogany Drive Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2K2

### **Amenities**

Amenities Beach Access

Parking Spaces

Parking Double Garage Detached

2

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

**Granite Counters** 

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low

Maintenance Landscape

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 5th, 2025

Days on Market 1

Zoning R-2M

HOA Fees 604

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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