

# \$664,900 - 201 Mahogany Heights Se, Calgary

MLS® #A2222469

**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

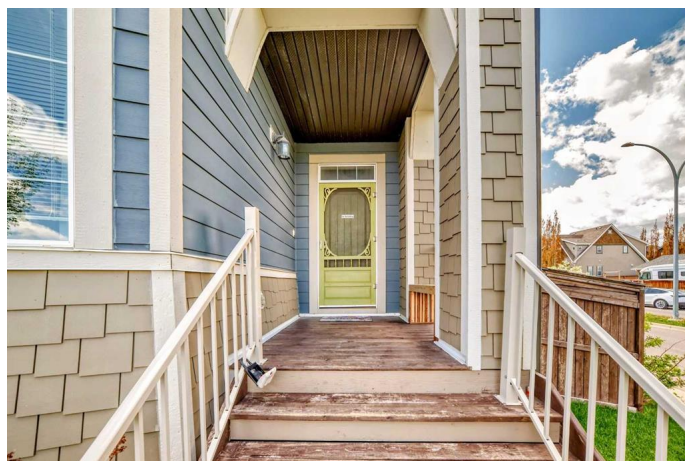
Welcome to this serene corner-lot home located within walking distance to the lake, where comfort, style, and functionality meet in every detail! This property offers exceptional features, including hardwood flooring, 9-foot ceilings on the main floor, a cozy gas fireplace, and a versatile flex room- perfect for a home office. The kitchen shines with granite countertops, stainless steel appliances, and a convenient BBQ line for outdoor cooking. Step outside to a spacious deck beneath a charming pergola, surrounded by a lush garden boasting an apple tree, Evan's cherry, haskap berry bushes, strawberries, and raspberries. Upstairs, the vaulted ceiling in the master bedroom adds elegance, complemented by a walk-in closet. The finished basement provides extra space and includes a radon mitigation system for peace of mind. Ideally located close to schools, shopping areas, coffee shops, restaurants, daycare, Seton YMCA, and South Health Campus. With a park in front of the home, this property offers a perfect blend of comfort, convenience, and lake community living. This is a lake living at its best- book your showing today!

Built in 2011

## Essential Information

MLS® #                   A2222469

Price                     \$664,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	201 Mahogany Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X7

### Amenities

Amenities	None
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	30
Zoning	R-G
HOA Fees	590
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage METRO
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