

# \$575,000 - 198 Masters Avenue Se, Calgary

MLS® #A2244747

## \$575,000

3 Bedroom, 4.00 Bathroom, 1,088 sqft  
Residential on 0.07 Acres

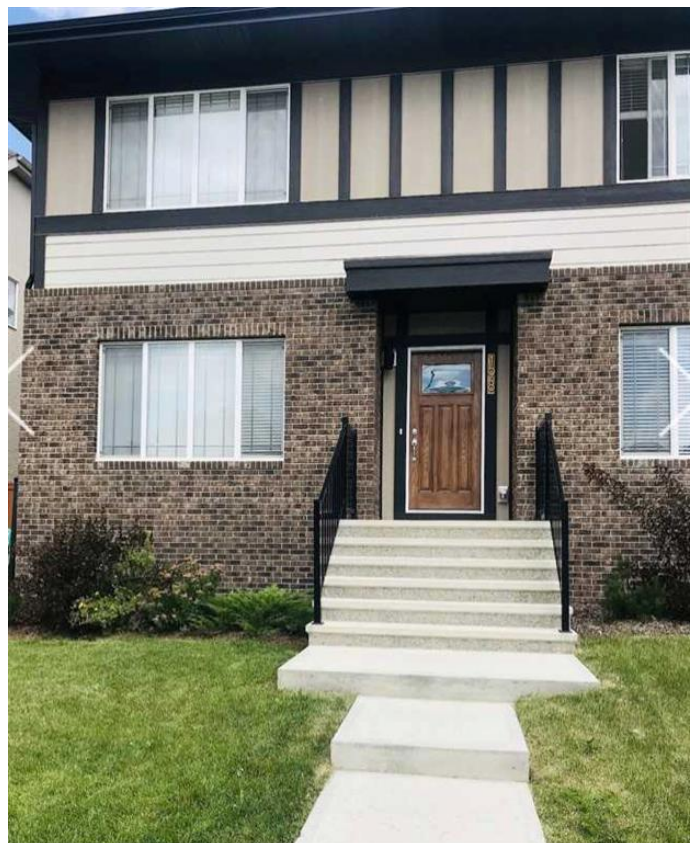
Mahogany, Calgary, Alberta

Welcome to this stylish duplex in sought-after Mahogany, featuring double master suites and a fully developed basement! With 3 bedrooms and 3.5 bathrooms, this home offers the perfect blend of comfort and functionality. The open-concept main floor is bright and inviting, with modern finishes and a well-designed kitchen. Upstairs you'll find two spacious master bedrooms, each with its own ensuite. The fully finished basement adds a third bedroom, full bath, and flexible living space—ideal for guests, a home office, or a rec room. Enjoy lake living, parks, and all the amenities Mahogany has to offer!

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244747               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,088                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 198 Masters Avenue Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M2B7                |

## Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Visitor Parking, Beach Access, Boating, Clubhouse, Dog Park, Racquet Courts |
| Parking Spaces | 2                                                                                                                                                              |
| Parking        | Additional Parking, Alley Access, Off Street, Parking Pad                                                                                                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                                        |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                      |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Brick, Composite Siding                                                                  |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 49              |
| Zoning         | R2-M            |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

Listing Office

Real Broker



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