

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

MLS® #A2269231

\$525,000

2 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.05 Acres

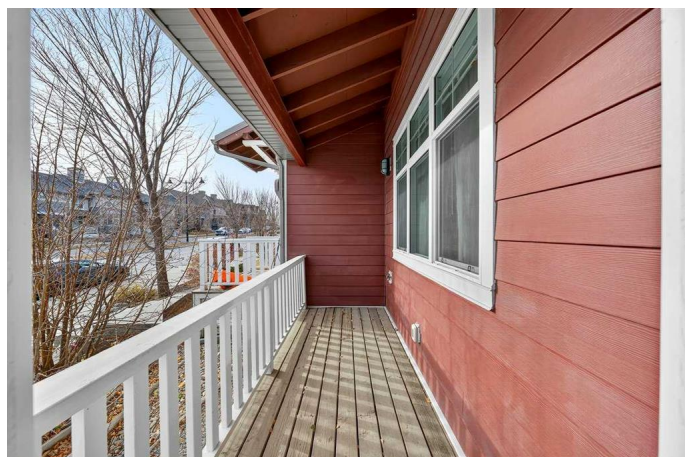
Mahogany, Calgary, Alberta

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 areas—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'll 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 development—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	2
Parking	Double Garage Detached
# 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	3
Zoning	R-2M
HOA Fees	604
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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