

# \$955,000 - 98 Mahogany Passage Se, Calgary

MLS® #A2219076

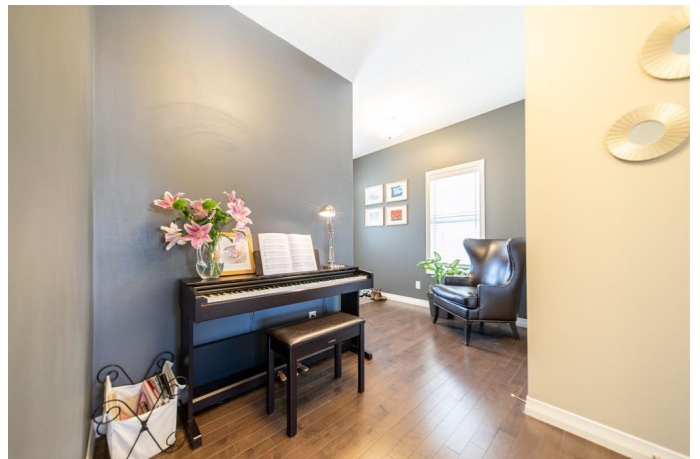
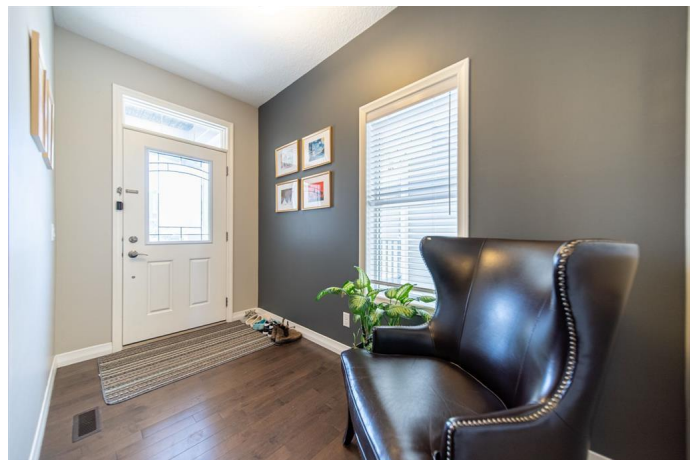
**\$955,000**

4 Bedroom, 4.00 Bathroom, 2,521 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE: May 19, 2025 from 1:30 pm - 4 pm. Welcome to your dream home nestled in a family oriented community of Mahogany. This is a two-storey with front double garage home. It offers around 3500 square feet of developed living space. The main floor starts with an inviting foyer, opens to an elegant living room with hardwood flooring and a modern cozy fireplace. The gourmet kitchen has granite counter top, designed lighting, built-in oven, microwave, stainless steel appliances, lots of ample white cabinets and a large walk-through pantry. The dining area is spacious, overlooking the fully landscaped backyard with a large sunny deck, a professionally done concrete patio, flower beds and paved walking path. Moving upstairs, you will greet by a spacious bonus room with built-in speaker for family entertainment. The huge master bedroom is a retreat. It features with a bathtub, separate shower together with a walk-in closet. It also has a large window which can enjoy the beautiful sunset. The two additional bedrooms are in good size with walk-in closet. A 4-pcs bathroom, laundry room and storage areas complete the second level. The basement is fully finished with permit. It has a large family room, a 4th bedroom, an office/den and a 3-pcs bathroom which provides more living areas for the family. Mahogany is a unique gem. The residents have exclusive access to Mahogany Beach Club. The club provides lots of activities and fitness equipments, including



a splash park, tennis court, a fishing pier, a non-motorized marina, barbecue pits , a hockey rink and much more. Elementary school, fine dining and casual restaurant, coffee shop, groceries stores are just minutes away. Also easy access to South Health Campus Hospital and Seton YMCA. Major road like Deerfoot Trail and Stoney Trail granting you the convenience to all parts of the city. Don't wait, schedule a private viewing today. You won't be disappointed.

Built in 2015

### Essential Information

MLS® #	A2219076
Price	\$955,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,521
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	98 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K4

### Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener, Oversized
# of Garages	1

## Interior

Interior Features	Chandelier, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Permeable Paving
Lot Description	Back Lane, Close to Clubhouse, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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