

# \$589,900 - 23 Marine Drive Se, Calgary

MLS® #A2220084

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,459 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Live the ultimate lake lifestyle in this spacious, upgraded, move-in ready end unit townhome in Mahogany—one of Calgary’s most sought-after communities. With 4 bedrooms, 4 bathrooms, it’s one of the largest townhomes in the area—ideal for families or anyone needing extra room. Highlights include central A/C, a double garage, fully finished basement, extra-wide lot with a fully fenced yard, and low-maintenance Hardie board exterior. Inside, enjoy fresh paint, champagne gold hardware, granite counters, a large island, and a new stainless steel fridge. The upper level offers a generous primary suite that easily fits a king bed with room to spare, along with walk in closet and a private ensuite. Two more bedrooms, office and a full bath complete the level.

Steps from schools, parks, and walking paths, this home is perfectly placed to enjoy everything Mahogany has to offer. The 64-acre lake—the largest in the city—features three beaches, year-round recreation, and over 265 acres of green space. A scenic 10-minute stroll along the lake leads to Westman Village, where you’ll find restaurants, cafés, fitness studios, and boutique shops. This is lake living at its best—book your private showing today!

Built in 2014

## Essential Information



MLS® #	A2220084
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,459
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	23 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2C7

### Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Park, Racquet Courts
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Electric Water Heater, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	9
Zoning	R-2M
HOA Fees	599
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.