

# \$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

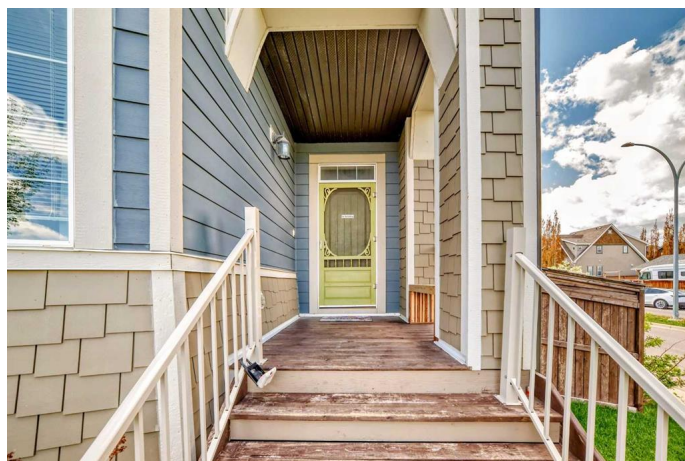
Welcome to this serene corner-lot home located within walking distance to the lake, where comfort, style, and functionality meet in every detail! This property offers exceptional features, including hardwood flooring, 9-foot ceilings on the main floor, a cozy gas fireplace, and a versatile flex room- 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	28
Zoning	R-G
HOA Fees	590
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.