

# \$669,900 - 201 Mahogany Heights Se, Calgary

MLS® #A2222469

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

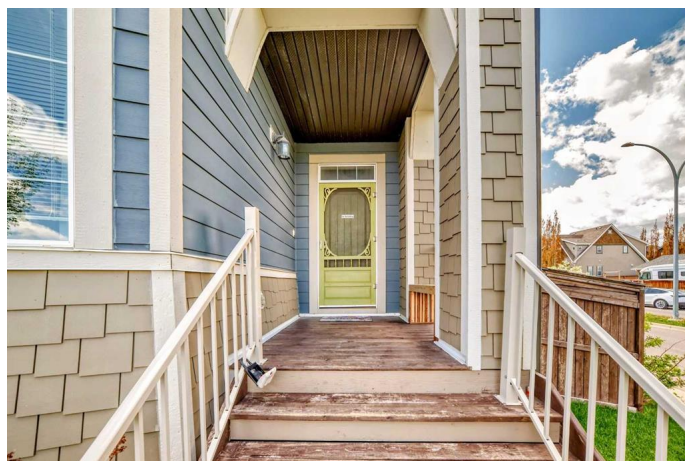
Welcome to this serene corner-lot home in a vibrant beach community, where comfort, style, and functionality meet in every detail! This property offers exceptional features, including hardwood flooring, 9-foot ceilings on the main floor, a cozy gas fireplace, and a versatile flex room- perfect for a 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 partially 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 community living. This is a lake living at its best- book your showing today!

Built in 2011

## Essential Information

MLS® # A2222469

Price \$669,900



|                |             |
|----------------|-------------|
| 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 | 6              |
| Zoning         | R-G            |
| HOA Fees       | 590            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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