



**GRASSROOTS**  
REALTY GROUP

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**59 Mahogany Drive SE**  
**Calgary, Alberta**

**MLS # A2258789**



**\$539,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany               |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,307 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.05 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                                                            | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | NA                                                                                                                                        |                   |      |

**OPEN HOUSE SUNDAY 1-3PM!!** Townhouse with No Condo Fees in Mahogany! Welcome to this stunning townhouse in the award-winning lake community of Mahogany—where you can paddleboard in the summer and skate in the winter, just steps from your door! This home offers no condo fees, a double detached garage, and a smart, functional layout. Inside you’ll find a bright and stylish kitchen with quartz countertops, full stainless steel appliances, and plenty of space to cook and entertain. Upstairs boasts two spacious primary bedrooms, each with its own private en-suite bathroom—perfect for roommates, guests, or a growing family. The second level also offers a convenient laundry room to make life easier! The basement is framed, plumbed, and wired, ready for your personal finishing touches. Outside, enjoy your private yard and the convenience of a DETACHED DOUBLE GARAGE. Located just a short walk to the lake, schools, shopping, dining, and all the amenities Mahogany has to offer, this property combines comfort, style, and lifestyle in one amazing package. Don’t miss the chance to own a home in one of Calgary’s most desirable lake communities—book your showing today!