



GRASSROOTS
REALTY GROUP

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198 Masters Avenue SE
Calgary, Alberta

MLS # A2268491



\$575,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,186 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R2-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Parking canopy		

Welcome to this stylish duplex in sought-after Mahogany, featuring double master suites and a fully developed basement! With 3 bedrooms and 3.5 bathrooms, this home offers the perfect blend of comfort and functionality. The open-concept main floor is bright and inviting, with modern finishes and a well-designed kitchen. Upstairs you'll find two spacious master bedrooms, each with its own ensuite. The fully finished basement adds a third bedroom, full bath, and flexible living space—ideal for guests, a home office, or a rec room. Enjoy lake living, parks, and all the amenities Mahogany has to offer!