



**65 Marine Drive SE  
Calgary, Alberta**

**MLS # A2268606**

**\$539,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2014 (12 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, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

  

<b>Inclusions:</b>	attached shelf in bathroom
--------------------	----------------------------

Your New Year's resolution - tell your landlord goodbye and become a homeowner in 2026! This spacious move in ready townhome is located in vibrant Mahogany - one of Calgary's most desirable neighbourhoods. This home is perfect for someone just starting out or maybe a small family. The main floor is flooded with natural light with the good sized living room flowing seamlessly through the kitchen and into the attached dining area. In the kitchen you'll enjoy the functional layout, stainless steel appliances, granite counters and a centre island with extra seating. A 2 pc powder room and mudroom are discreetly located just off the dining area leading to your backyard. Upstairs you'll find the popular 2 primary bedrooms design. The first bedroom has a 3 pc ensuite with nice sized walk in shower with glass door and a large walk in closet. Plus there is a unique bonus space that can be used as a home office, a boujee dressing room or maybe a cozy reading nook. The second bedroom also has its own 4 pc ensuite with tub and a walk in closet. The unspoiled basement level is ready for you to develop as needed. Plumbing is roughed in for a basement and you'll find the laundry down here. The nice private backyard is fully fenced and leads to your detached 2 car garage with back alley access. This home is located across from a large green space and school playground with another school just a short walk away. You'll be also ideally located to make the most of all that Mahogany has to offer including parks, pathways, restaurants, shopping, South Health Campus and more. You're going to love living in this 4 season playground featuring a 63 acre freshwater lake, 74 acres of scenic wetlands and more. Don't miss your chance to call this one home!