



GRASSROOTS
REALTY GROUP

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82 Mahogany Drive SE
Calgary, Alberta

MLS # A2269231



\$525,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters		

Inclusions: N/A

Welcome to this beautiful NO-CONDO-FEE townhome in the highly sought-after lake community of Mahogany, offering year-round access to the beach, clubhouse, and an array of outdoor amenities. This immaculate home combines comfort, functionality, and style, with a thoughtfully designed floor plan that takes full advantage of the abundant natural light streaming through the large windows. The main floor boasts 9-foot ceilings and an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry, complemented by a blend of laminate and tile flooring that adds both warmth and durability. Upstairs, you’ll find two spacious primary bedrooms, each offering a walk-in closet and private ensuite for ultimate convenience and privacy. One of the bedrooms also includes a versatile den area, ideal for a home office or cozy reading nook. The unfinished basement provides plenty of potential for future development—whether you envision a recreation room, home gym, or extra storage space. Outside, enjoy a low-maintenance yard, a welcoming front porch, and a private backyard complete with a cement patio and gas grill hookup, perfect for summer barbecues and relaxing evenings. A detached double garage offers secure parking and additional storage. Recent upgrades include brand-new carpet (2025), a new hot water tank (2025), and a newer oven (2023), making this home truly move-in ready. With its excellent layout, modern finishes, and access to one of Calgary’s most desirable lake communities, this Mahogany townhome is a perfect blend of lifestyle and value.

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