



GRASSROOTS
REALTY GROUP

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121 Marine Drive SE
Calgary, Alberta

MLS # A2284273



\$525,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lake, Landscaped, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY FEBRUARY 8TH @ 1-3PM. This no–condo fee townhome in Mahogany offers the lifestyle everyone wants. Steps to the beach, lake views from both the front and back, a private landscaped yard, and a double detached garage. The open-concept main floor features hardwood floors, a bright living space, and a modern kitchen with quartz countertops and stainless steel appliances, flowing into a dining area perfect for entertaining. Upstairs, the dual primary bedroom layout provides flexibility and privacy with two full bathrooms. The fully finished basement with heated floors adds comfortable extra living space — ideal for a media room, home office, or guests. All this in an award-winning lake community, walking distance to parks, schools, shopping, transit, and Mahogany’s iconic beach. A rare opportunity — stay tuned, this one won’t last.