

# \$829,000 - 198 Mahogany Passage Se, Calgary

MLS® #A2237138

**\$829,000**

4 Bedroom, 3.00 Bathroom, 2,396 sqft

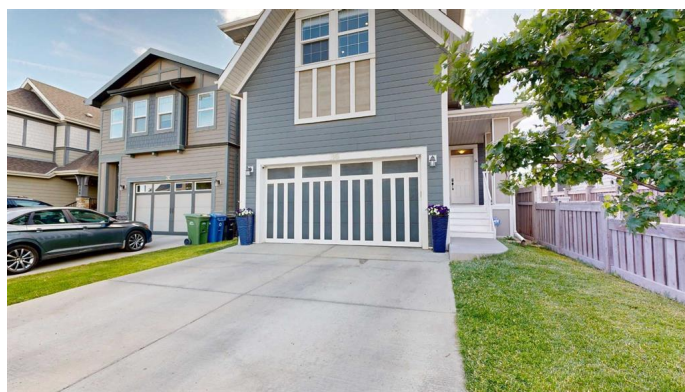
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

\*\*\*\*OPEN HOUSE - Friday, August 1 - 2 to 4 pm\*\*\* Welcome to the award-winning lake community of Mahogany where beautiful beaches and an exciting vibrant lifestyle awaits you! This home is located in a very convenient location in Mahogany within walking distance to the park, hospital and grocery stores, as well as many restaurants, Westman Village, and the stunning Mahogany lakes. This amazing abode is also located tangibly close to the bus stop for very quick access! This is a very quiet family area with amazing neighbors. As you enter this beautiful home notice the 100-year-old barn wood that ordains the entrance way. Enjoy a modern large home with beautiful hardwood floors, quartz countertops, fireplace, 9-foot ceilings and yes there is four bedrooms upstairs – plus MASSIVE BONUS ROOM! Perfect for your growing family. The basement is very well laid out ready for your ideas for completion. The backyard is private with a massive two-tiered deck! Since this home is located in an exceptional location very close to arterial roadways you will not have to drive through all of Mahogany to get home after work or shopping. NO TRAFFIC CIRCLES! Do not miss out on this opportunity to own this amazing home in one of Calgary’s most sought-after lake communities.

Built in 2015

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2237138    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,396       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 198 Mahogany Passage Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2J7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters                    |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

**Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Back Yard, City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                          |
| Construction      | Cement Fiber Board, Wood Frame                   |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | R-G            |
| HOA Fees       | 582            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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