

67 Mahogany Row SE
Calgary, Alberta

MLS # A2313819



\$581,800

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,460 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Low M		

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

Inclusions: none

Welcome to this beautifully maintained home in one of Calgary's most sought after lake communities, offering incredible walkability to the lake, restaurants, shopping, parks, and nearby dog parks. From the moment you arrive, you'll notice the inviting front patio, creating the perfect space to relax, entertain, or enjoy your morning coffee. Inside, the main level features a bright and functional layout with a cozy fireplace, a dedicated office space ideal for working from home, and a stylish kitchen complete with a large island perfect for entertaining and everyday living. Upstairs offers 3 spacious bedrooms including a primary retreat with a private ensuite featuring double sinks. Brand new carpet installed just one week ago adds a fresh and updated feel throughout the upper level. The backyard is thoughtfully designed with a double detached garage and a dedicated dog run, making it ideal for pet owners. Downstairs, the unfinished basement provides excellent storage space and future potential for additional development. This is an excellent opportunity to own a move in ready home in one of the best neighbourhoods in the city!