

86 Mahogany Drive SE
Calgary, Alberta

MLS # A2315163



\$549,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Freezer in basement as-is condition

Welcome to this beautifully maintained freehold corner townhouse in the highly sought-after lake community of Mahogany offering the perfect blend of space, functionality, and lifestyle with NO condo fees. With its corner-unit placement, this home enjoys an abundance of natural light and a semi-detached feel that sets it apart from typical townhouse living. Featuring 3 bedrooms, 2.5 bathrooms, and a double detached garage, the layout is designed for both comfort and everyday practicality. The spacious primary bedroom offers the rare luxury of dual walk-in closets and a private ensuite, while one of the secondary bedrooms also includes its own walk-in closet ideal for growing families, guests, or a home office setup. The open-concept main floor is perfect for entertaining with a seamless flow throughout. Located just of 52nd for easy access and just minutes from Mahogany's lake access, pathways, parks, schools, shopping, restaurants, and endless amenities, this is an incredible opportunity to enjoy one of Calgary's most desirable communities without the added monthly condo fees.