REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

203 Mahogany Grove SE Calgary, Alberta

MLS # A2355285

$535,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to 203 Mahogany Grove SE, a beautifully designed semi-detached home in the highly sought-after lake community of Mahogany. Offering approximately 1,450 sq. ft. of thoughtfully planned above-grade living space, this inviting property features 3 bedrooms, 2.5 bathrooms, 9-foot main-floor ceilings, and a bright, open-concept layout that blends style, comfort, and everyday functionality. With contemporary finishes, generous natural light, and a location surrounded by incredible community amenities, this home is an excellent opportunity for first-time buyers, young families, professionals, or anyone looking to experience the exceptional lifestyle Mahogany has to offer. Step inside to a welcoming main level where 9-foot ceilings and large windows create an open and airy atmosphere. The living, dining, and kitchen areas flow seamlessly together, providing plenty of space to relax at home or gather with family and friends. The living room offers a comfortable setting for everyday living, while the adjoining dining area provides ample room for family meals and entertaining. Thoughtful sightlines throughout the main floor allow natural light to travel through the space and contribute to the home's bright and welcoming feel. At the heart of the main level, the kitchen is designed with both functionality and connection in mind. Ample cabinetry and counter space provide plenty of room for meal preparation and storage, while the open layout keeps the kitchen connected to the surrounding living and dining areas. Whether you are preparing dinner, enjoying a quiet morning coffee, or hosting guests, this central gathering space is designed to accommodate everyday life with ease. A conveniently located powder room completes the main floor. Upstairs, you will find three well-proportioned bedrooms and a practical layout that provides comfortable

separation from the main living areas. The primary bedroom creates a relaxing retreat with plenty of room to unwind, while the additional bedrooms offer flexibility for children, guests, or a dedicated home office. Well-planned bathrooms and storage throughout the upper level add to the home's functionality and make the space well suited to a variety of lifestyles. The lower level provides additional space and exciting future potential, giving you the opportunity to customize the home as your needs evolve. Whether you envision a recreation room, home theatre, gym, office, additional bedroom, or entertainment space, the basement provides valuable flexibility and the opportunity to further expand your living area. Living in Mahogany means enjoying one of Calgary's most desirable four-season lake communities, where recreation and everyday convenience come together. Spend warm summer days swimming, paddling, or relaxing at the private beaches, enjoy the extensive pathways and beautiful wetlands throughout the neighbourhood, and take advantage of skating and other outdoor activities during the winter months. Book your showing today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.