

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

MLS® #A2237138

**\$829,000**

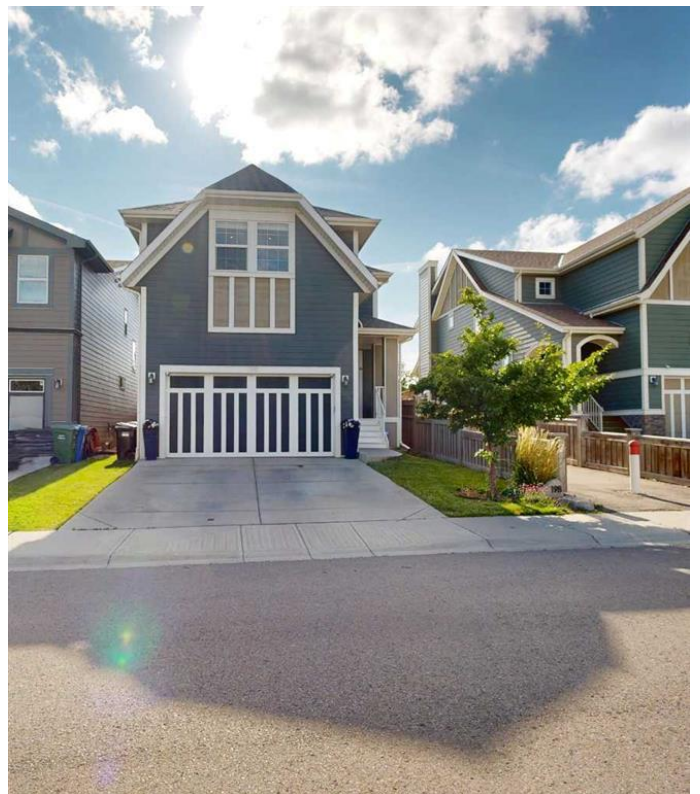
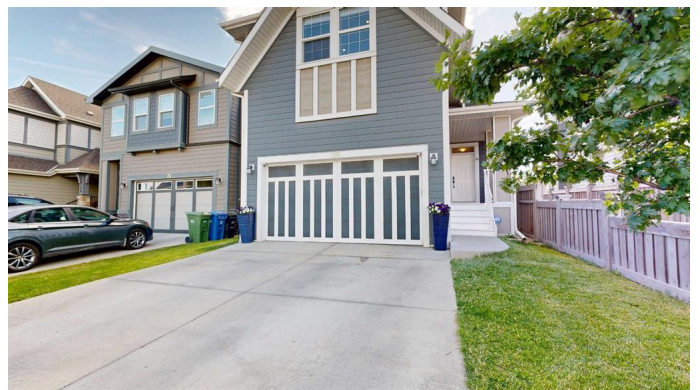
4 Bedroom, 3.00 Bathroom, 2,396 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

\*\*\*\*OPEN HOUSE - Saturday, August 9th - 12 to 2 pm - GIVING AWAY A GIANT CHOCOLATE BAR\*\*\* 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, Landscaped, Rectangular Lot, City Lot
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.