

# \$620,000 - 249 Masters Avenue Se, Calgary

MLS® #A2222722

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully finished 3-bedroom, 2.5-bath detached home in the vibrant, amenity-rich lake community of Mahogany. Offering 1,441 square feet above grade and upgraded to 9-foot basement clearance, this home blends stylish design with everyday functionality in one of Calgary's most sought-after neighbourhoods.

Step inside to discover high ceilings on the main and an open-concept floorplan featuring midnight blue kitchen cabinetry, sleek stone countertops throughout, and a premium Blanco Horizon undermount sink. The space is as practical as it is striking, with a front-load washer and dryer conveniently located in the upstairs laundry.

The elegant primary suite includes a spacious walk-in closet and a private 3-piece ensuite, while two additional bedrooms provide space for family, guests, or a home office. From top to bottom, the home is thoughtfully finished with a refined, modern touch.

The basement can be finished to give a spacious and airy feel with the high ceilings. There is ample room and an egress window for a generous sized bedroom and also the ability to utilize the existing rough-in for a full bathroom development.

Outside, enjoy a low-maintenance front yard, a fully fenced backyard for added privacy, and paved lane access to your oversized parking pad. You're just 1 km from the Mahogany



Beach Houseâ€”offering year-round recreation like swimming, fishing, tennis, paddleboarding, skating (including a 2.4 km skating path), hockey, volleyball, playgrounds, a gymnasium, splash park, basketball courts, and even firepits for cozy evenings.

Whether you're an active family or looking for a peaceful retreat in a lake community, this home delivers on all fronts. Book your private tour today and experience the best of Mahogany living!

Built in 2021

**Essential Information**

MLS® #	A2222722
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	249 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C1

**Amenities**

Amenities	Beach Access, Clubhouse, Gazebo, Park, Party Room, Picnic Area,
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	Playground, Racquet Courts, Recreation Facilities
Parking Spaces	3
Parking	Alley Access, Off Street, On Street, Parking Pad

## Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	59
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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