$615,000 - 87 Mahogany Grove Se, Calgary
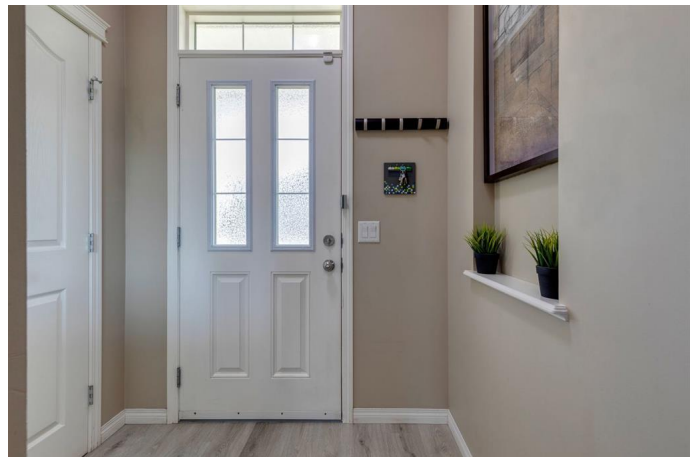
MLS® #A2257922

$615,000

3 Bedroom, 3.00 Bathroom, 1,292 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Wow! THIS IS IT! Beautifully upgraded 3-bedroom, 2.5-bath home with amazing curb appeal. Located in the sought-after Mahogany lake community, this home offers all the perks of a lake lifestyle to enjoy year-round. The eco-friendly, low-maintenance front clover lawn is complemented by perennial flowers, a custom stone wall with underground drainage, and a sunny south-facing front porch with new glass railing and sun screens, the perfect spot for your morning coffee. Inside, the chef's delight kitchen showcases quartz countertops, a wrap-around island, pendant lighting, and upgraded stainless steel appliances including a gas stove and Samsung Smart Fridge with Beverage Centre. The open flow connects seamlessly to the dining area and cozy family room, highlighted by large backyard windows with automated blackout curtains. Step outside to your private yard with garden beds, sour cherry and plum trees, and a 20' x 21' concrete pad with power installed, ready for a future garage or perfect as an outdoor entertaining patio. Upstairs, the spacious primary retreat features a 4-piece ensuite and downtown skyline views. Two additional well-sized bedrooms and another full bathroom complete the level. Bonus touches include smart remote window coverings with hub control, video doorbells, and a smart thermostat. The finished basement offers a versatile recreation space with a raised removable floor currently designed as a wellness and yoga area, perfect for fitness,

relaxation, or play (even a fun dance floor). If preferred, the floor can easily be removed to open up the space for a more traditional rec room layout. Laundry, storage, and a rough-in for an additional bathroom complete the lower level. For peace of mind, enjoy a new roof (2020), new vinyl plank flooring (2024), durable Hardie Plank siding, and a quiet street location. Comfort upgrades include central A/C, loads of smart features, and modern finishes throughout. Move-in ready and waiting for a new family. This Mahogany gem is a must see!

Built in 2013

Essential Information

MLS® #	A2257922
Price	$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	87 Mahogany Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W9

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

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