

# \$849,000 - 67 Mahogany Passage Se, Calgary

MLS® #A2204055

**\$849,000**

3 Bedroom, 3.00 Bathroom, 2,163 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SAT 1-4pm, SUN 2-4pm.

Welcome to your new spacious home, conveniently located on a quiet street in south Mahogany; one of Calgary's sought after lake communities. On the main floor you will find a bright and open floor plan, a living room that is welcoming and elegant with a beautiful gas fireplace and Hunter Douglas window coverings throughout. The kitchen is bright and spacious with stainless steel appliances, quartz countertops, silgranit sink, plenty of storage drawers and an upgraded pantry with rollout shelving. It has a unique but conveniently located "tech room" that can serve as a pocket office or even a butlers pantry. The main floor also includes a 2-piece bath and a walkthrough mudroom with built in storage lockers that lead to an oversized (extended) 2-car heated garage. Upstairs features a large open bonus room, two additional good-sized bedrooms (both extended in size with the extended garage), a 4-piece bathroom, a laundry room with built in cabinets, and a linen closet for additional storage. The primary bedroom has a spacious walk-in closet and a 5-piece ensuite. Downstairs, the basement, has just under 9' ceilings, is partially finished with completed framing, roughed-in electrical and plumbing so it's ready for your final touches. There is also a large storage room with plenty of built in shelving. You will also find Glow Stone track lighting, a fully fenced south facing backyard with composite deck,



Main Floor Exterior Area 925.92 sq ft  
Interior Area 851.52 sq ft  
Excluded Area 473.64 sq ft



PREPARED: 2025/03/28



natural gas hookup for a BBQ, and a 6-person Beachcomber hot tub - making this an ideal spot for quiet connection or social gatherings. On the west side of the home is a professionally built shed, perfect for bike storage. This property has been well maintained by the original owners. With easy access to 52nd Street, it is situated close to school bus pickup locations and only a short walk to the cities main transit stops. And did I mention Mahogany Lake access!?! On top of that, you will find a variety of amenities within walking distance as well as a park for the kids. Don't miss out on this rare opportunity and come see this beautiful home for yourself!!! Contact the listing agent or your favourite realtor for a showing today!

Built in 2015

### **Essential Information**

MLS® #	A2204055
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,163
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3M2K5

### Amenities

Amenities Beach Access, Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities  
Appliances Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None, Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Front Yard, Level  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 7  
Zoning SR  
HOA Fees 582  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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.