

\$949,000 - 98 Mahogany Passage Se, Calgary

MLS® #A2250341

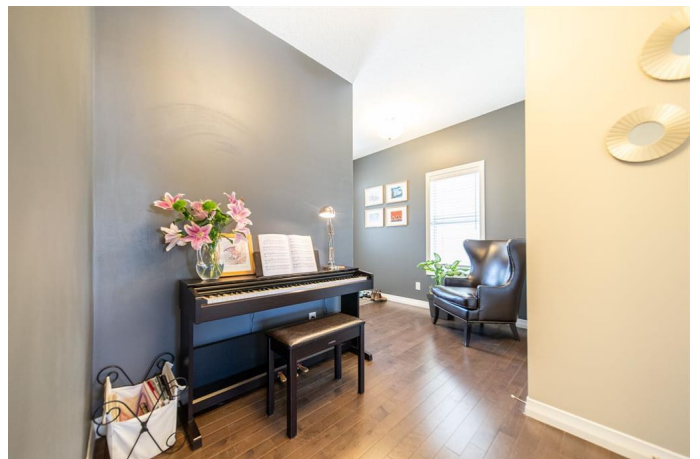
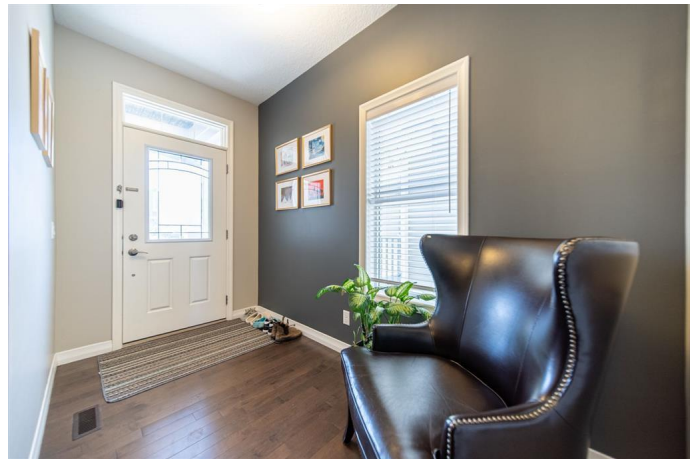
\$949,000

4 Bedroom, 4.00 Bathroom, 2,521 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home nestled in a family orientated community of Mahogany. This is a two-storey with front double garage home. It offers around 3500 square feet of developed living space. The main floor starts with an inviting foyer, opens to an elegant living room with hardwood flooring and a modern cozy fireplace. The gourmet kitchen has granite counter top, designed lighting, built-in oven, microwave, stainless steel appliances, lots of ample white cabinets and a large walk-in pantry. The dining area is spacious, overlooking the fully landscaped backyard with a large sunny deck, a professionally done concrete patio, flower beds and paved walking path. Moving upstairs, you will greet by a spacious bonus room with built-in speaker for family entertainment. The huge master bedroom is a retreat. The ensuite bathroom features with a bathtub, separate stand up shower together with 2 separate vanity sinks and 2 walk-in closets. It also has a large window which can enjoy the beautiful sunset. The two additional bedrooms are in good size with walk-in closet. A 4-pcs bathroom, laundry room and storage areas complete the second level. The basement is fully finished with permit. It has a large family room, a 4th bedroom, an office/den and a 3-pcs bathroom which provides more living areas for the family. Mahogany is a unique gem. The residents have exclusive access to Mahogany Beach Club. The Club provides lots of activities and



fitness equipments, including a splash park, tennis court, a fishing pier, a non-motorized marina, barbecue pits, a hockey rink and much more. Elementary school, fine dining and casual restaurants, coffee shop, groceries stores are just minutes away. Also easy access to South Health Campus Hospital and Seton YMCA. Major road like Deerfoot Trail and Stoney Trail granting you the convenience to all parts of the city. Don't wait, schedule a private viewing today. You won't be disappointed.

Built in 2014

Essential Information

MLS® #	A2250341
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,521
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	98 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K4

Amenities

Amenities	Clubhouse, Park, Playground, Beach Access, Racquet Courts
-----------	---

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Double Vanity, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Permeable Paving
Lot Description	Back Lane, Close to Clubhouse, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand 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.