

# \$749,000 - 459 Mahogany Terrace Se, Calgary

MLS® #A2199759

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Come & Check out this stunning Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach & moments from the plaza, parks, pathways, Stoney Trail & South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting & spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth & charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf & a great patio to soak in the afternoon & evening sun. This home is one of the few in the area offering back alley access, adding extra convenience & flexibility. Upstairs, the primary suite is a true retreat with a walk-in closet & a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom & a dedicated office/den space complete the upper level. Take in breathtaking sunsets from the west-facing upper balcony—a perfect place to unwind. The fully finished basement expands your living space with a large rec room & roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning & enjoy the practicality of a front double garage.

This exceptional home combines style, convenience & prime location—don't miss your chance to live in one of Calgary's most desirable lake communities!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199759    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,935       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 459 Mahogany Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0X3                 |

## Amenities

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

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island                   |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air                                                        |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Back Lane, Level      |
| Roof              | Asphalt Shingle       |
| Construction      | Composite Siding      |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 56              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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