

# \$575,000 - 198 Masters Avenue Se, Calgary

MLS® #A2268491

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,186 sqft

Residential on 0.07 Acres

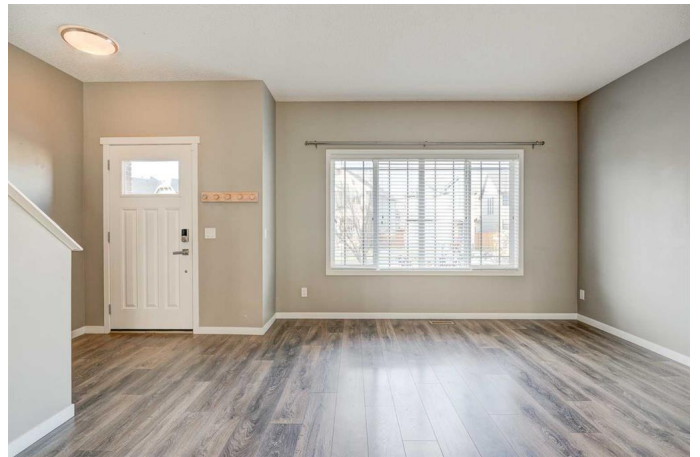
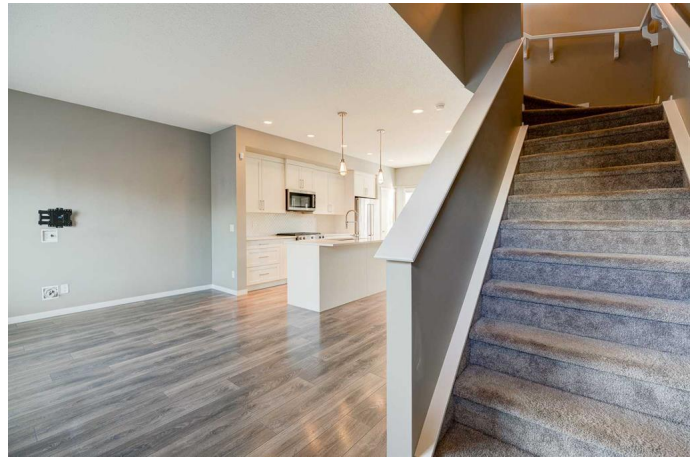
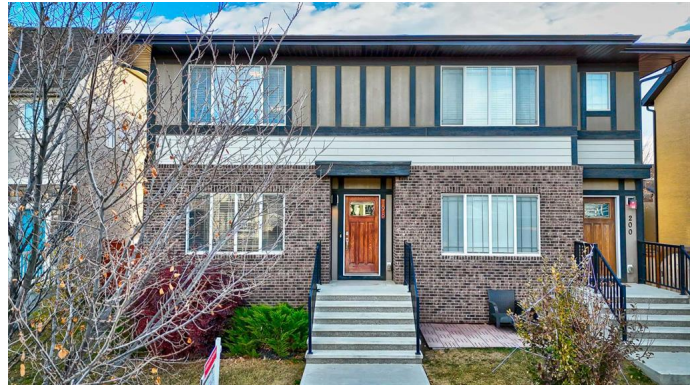
Mahogany, Calgary, Alberta

Welcome to this stylish duplex in sought-after Mahogany, featuring double master suites and a fully developed basement! With 3 bedrooms and 3.5 bathrooms, this home offers the perfect blend of comfort and functionality. The open-concept main floor is bright and inviting, with modern finishes and a well-designed kitchen. Upstairs you'll find two spacious master bedrooms, each with its own ensuite. The fully finished basement adds a third bedroom, full bath, and flexible living space—ideal for guests, a home office, or a rec room. Enjoy lake living, parks, and all the amenities Mahogany has to offer!

Built in 2016

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2268491               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,186                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 198 Masters Avenue Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M2B7                |

## Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Dog Park, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                              |
| Parking        | Alley Access, Off Street, Parking Pad, Additional Parking                                                                                                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                                        |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full                                                                                                                          |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Brick, Composite Siding                                                                  |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R2-M               |
| HOA Fees       | 582                |
| HOA Fees Freq. | ANN                |

## Listing Details

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.