\$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

Listing Office Royal LePage Solutions

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