

# \$949,900 - 522 Mahogany Manor Se, Calgary

MLS® #A2253356

**\$949,900**

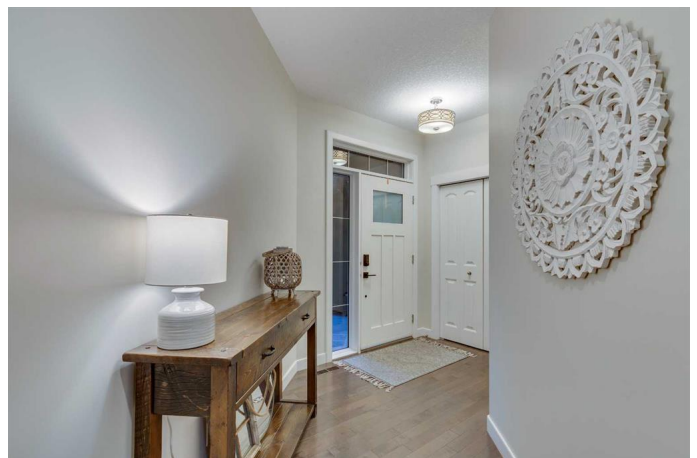
3 Bedroom, 3.00 Bathroom, 2,698 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Step into this thoughtfully designed home in Mahogany and feel the space work for you from the moment you enter. A welcoming front entry leads into a dedicated office—ideal for remote work or study—before opening into a spacious, light-filled main floor with 9'™ ceilings and rich hardwood floors. The open-concept layout is anchored by a full-height stone fireplace in the living room, complemented by in-ceiling speakers and large windows that bring in sunrise and sunset views. The kitchen is both stylish and highly functional, featuring an oversized island with quartz countertops, upgraded KitchenAid appliances, a marble backsplash, and extended cabinets with crown molding. A generous dining area leads directly to the fully fenced backyard, where a composite deck and stone patio offer low-maintenance outdoor living. The main floor wraps smartly around to a large pantry, mudroom with garage access, and a half bath for convenience.

Upstairs, the primary suite offers a quiet retreat with a large ensuite that includes a 10mm glass shower enclosure, a soaker tub, and in-ceiling speakers. Two more bedrooms, an upper-floor laundry room, a full bathroom, and a bonus room (pre-wired for rear speakers) provide plenty of space for any lifestyle. The unfinished basement with 9' ceilings gives you the flexibility to create whatever you need next—whether that's a gym, home theatre, or extra bedrooms.



Enjoy the added benefits of private dock access at 151 Mahogany Landing and semi-private beach access. Plus, you will be within walking distance to both Catholic and public elementary schools, and have quick access to two parks within a block of the home.

Mahogany is Calgary’s premier lake community, offering four-season activities, a private beach, stunning pathways, and a vibrant community feel. With shops, dining, and recreational amenities all nearby, you’ll love the balance of city living and lakeside comfort this neighbourhood provides. You’re not just purchasing a home, you’re unlocking an entire lifestyle!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253356    |
| Price          | \$949,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,698       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 522 Mahogany Manor Se |
| Subdivision | Mahogany              |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 0Y3 |

### **Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Beach Access, Game Court Interior, Playground, Recreation Facilities |
| Parking Spaces | 4                                                                               |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front               |
| # of Garages   | 2                                                                               |

### **Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Crown Molding, Wired for Sound                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Stucco                                |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 19                  |
| Zoning         | R-G                 |
| HOA Fees       | 946                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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