

# \$829,000 - 198 Mahogany Passage Se, Calgary

MLS® #A2237138

**\$829,000**

4 Bedroom, 3.00 Bathroom, 2,396 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

**\*\*\*\*OPEN HOUSE - Saturday, August 9th - 12**

**to 2 pm - GIVING AWAY A GIANT**

**CHOCOLATE BAR\*\*\*** Welcome to the

award-winning lake community of Mahogany

where beautiful beaches and an exciting

vibrant lifestyle awaits you! This home is

located in a very convenient location in

Mahogany within walking distance to the park,

hospital and grocery stores, as well as many

restaurants, Westman Village, and the

stunning Mahogany lakes. This amazing

abode is also located tangibly close to the bus

stop for very quick access! This is a very quiet

family area with amazing neighbors. As you

enter this beautiful home notice the

100-year-old barn wood that ordains the

entrance way. Enjoy a modern large home

with beautiful hardwood floors, quartz

countertops, fireplace, 9-foot ceilings and yes

there is four bedrooms upstairs " plus

**MASSIVE BONUS ROOM!** Perfect for your

growing family. The basement is very well laid

out ready for your ideas for completion. The

backyard is private with a massive two-tiered

deck! Since this home is located in an

exceptional location very close to arterial

roadways you will not have to drive through all

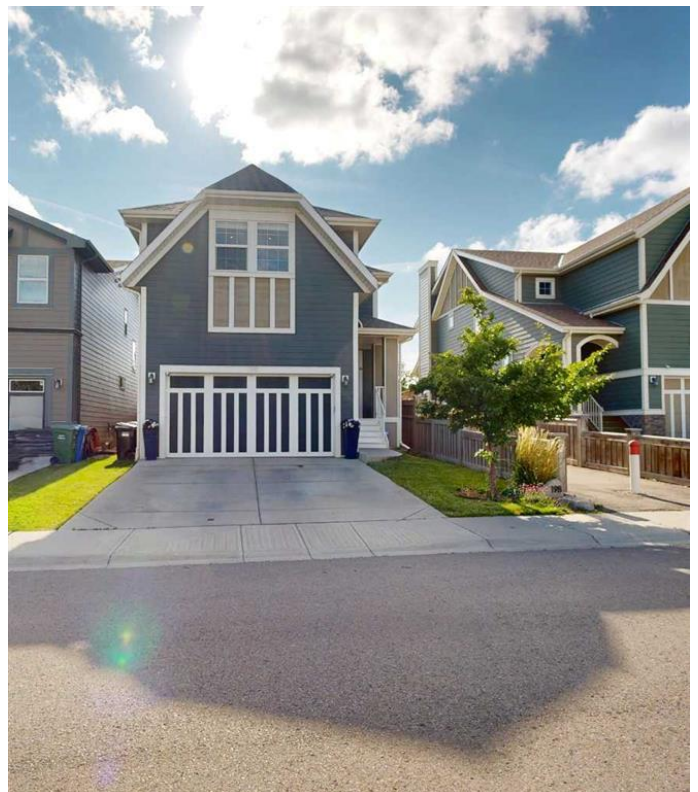
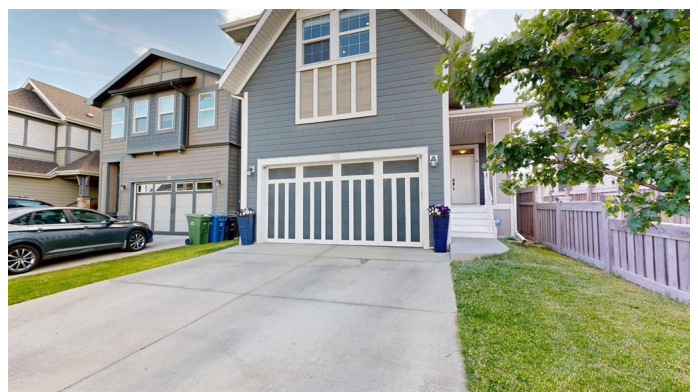
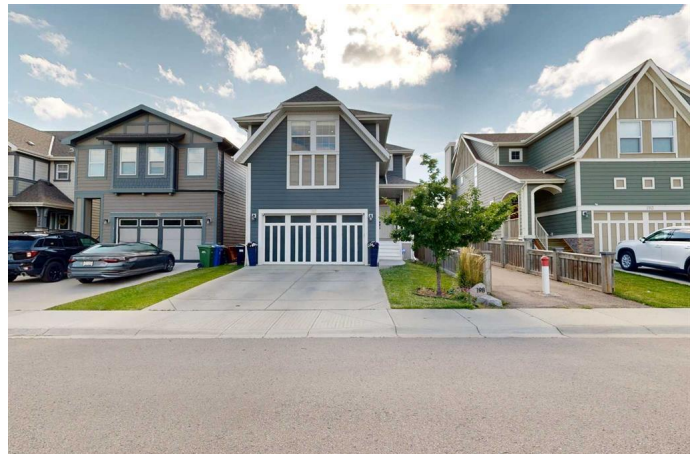
of Mahogany to get home after work or

shopping. **NO TRAFFIC CIRCLES!** Do not

miss out on this opportunity to own this

amazing home in one of Calgary's most

sought-after lake communities.



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237138    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,396       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 198 Mahogany Passage Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2J7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters                    |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                      |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Back Yard, City Lot, Landscaped, Rectangular Lot  
Roof                      Asphalt  
Construction          Cement Fiber Board, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 4th, 2025  
Days on Market        42  
Zoning                    R-G  
HOA Fees                582  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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