

# \$585,000 - 198 Masters Avenue Se, Calgary

MLS® #A2091364

**\$585,000**

3 Bedroom, 4.00 Bathroom, 1,088 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive income! Fully developed, 3 total bedrooms & 3.5 baths!

Step inside and prepare to be wowed by the open-concept main floor plan, perfect for hosting epic gatherings or cozy nights in with loved ones. Want more? How about a front lifestyle room AND a smartly designed rear kitchen and dining area? That's right, we've got it all.

Upstairs boasts not one but TWO master bedrooms, each with its own ensuite and walk-in closet big enough to fit all your king-sized bed dreams (and extra furniture too). Talk about EQUALITY!

But wait, there's more! This prime location is steps away from the Mahogany wetlands where you can immerse yourself in nature or take a leisurely stroll down to the main beach for some sun-kissed relaxation. It's like having your own personal vacation spot right at your doorstep.

So whether you're a young professional looking for a trendy pad, an empty nester seeking low-maintenance living or a young family craving space and convenience - this home has got you covered. But don't just take our word for it, come see for yourself and



make this aweome home yours today! Prices are continuing to climb so now is the time to take this opportunity into consideration! Let's go see it!

Built in 2016

### Essential Information

MLS® #	A2091364
Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,088
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, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Visitor Parking, Dog Park, Racquet Courts
Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz
-------------------	---

Appliances	Counters, Soaking Tub, Vinyl, Dishwasher, Dryer, Gas Range, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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



## Additional Information

Date Listed	November 3rd, 2023
Days on Market	588
Zoning	R2-M
HOA Fees	584
HOA Fees Freq.	ANN

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.