

# \$599,900 - 16 Mahogany View Se, Calgary

MLS® #A2225016

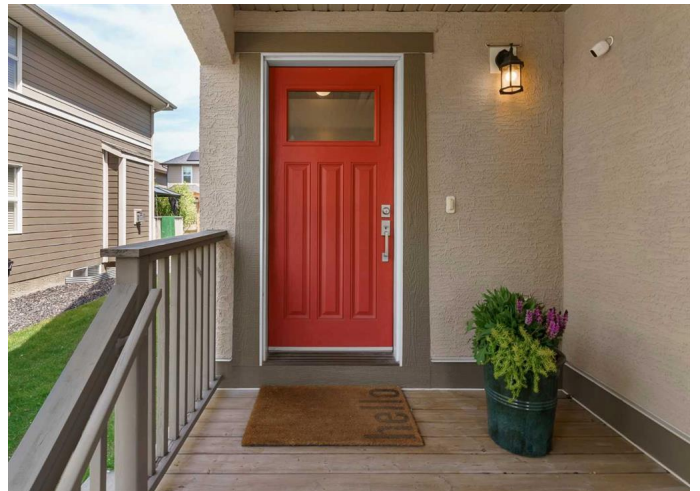
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home in an unbeatable location—just steps from the West Beach entrance and within walking distance to shopping, dining, schools and Orange Park. Say goodbye to long drives through the community; everything you need is right at your doorstep! This bright and spacious home features a large, light-filled floorplan perfect for families and entertainers alike. The main floor boasts a stunning gourmet kitchen with ample cabinetry, stainless steel appliances, and a central island ideal for hosting. Adjacent is a generous dining room and a rear living room that offers cozy views of the backyard, seamlessly expanding your living space. Cool down after a long day at the lake with central air conditioning, adding an extra touch of convenience and comfort. Upstairs, you'll find three oversized bedrooms, including a luxurious primary retreat complete with a 4-piece ensuite and a spacious walk-in closet. A second 4-piece bathroom and convenient upper-level laundry room add to the home's thoughtful layout. The basement offers endless potential—customize it into a rec room, extra bedroom, or whatever suits your lifestyle best. Enjoy sunny afternoons in the spacious backyard featuring a pergola with built-in seating—perfect for outdoor entertaining and summer parties. A single attached garage adds convenience and keeps your vehicle protected from the elements. Don't miss this opportunity to live in comfort, style, and a



prime beachside location!

Built in 2010

### Essential Information

MLS® #	A2225016
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	16 Mahogany View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T3

### Amenities

Amenities	Beach Access, Clubhouse, Other, Playground
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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