



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**263 Mahogany Way SE**  
**Calgary, Alberta**

**MLS # A2314132**



**\$529,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** BBQ, TV Mount, FURNITURE NEG

Welcome to 263 Mahogany Way SE, a beautifully designed corner-unit, three-storey townhome offering 1,822 sq ft of thoughtfully planned living space in the sought-after Ebony Townhomes in Mahogany, Calgary's premier lake community. With 3 bedrooms, 2.5 bathrooms, a double detached garage, central A/C, and a private balcony, this home perfectly blends modern comfort, functional design, and an unbeatable location. As a corner unit, this home benefits from additional natural light, enhanced privacy, and an open feel throughout. The entrance level features a spacious office or flex room conveniently located just adjacent to the garage, creating the perfect setup for a home office, gym space, hobby room, or additional living area. The open-concept main living level is designed for both everyday living and entertaining. Large windows fill the space with natural light, while the thoughtfully designed layout allows the kitchen, dining, and living areas to flow seamlessly together. The kitchen is the heart of the home and showcases quartz countertops, sleek cabinetry, upgraded appliances, under-cabinet lighting, and a convenient garburator, offering both style and functionality for daily living. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with its own private ensuite and generous closet space. Two additional bedrooms provide flexibility for family members, guests, or a home office. The home also features central air conditioning for year-round comfort along with an upgraded blind and drapery package that adds a polished, move-in-ready finish throughout. One of the standout features of this property is the private balcony, offering open views and the perfect space to relax, BBQ, or enjoy sunny afternoons. Completing the property is a double attached garage, providing secure parking and additional storage.

Living in Mahogany means enjoying one of Calgary's most desirable lake communities. Residents enjoy exclusive access to Mahogany Lake, Calgary's largest freshwater lake, offering year-round recreation including swimming, paddleboarding, kayaking, beach days, skating, and hockey in the winter months. The neighborhood also features beautiful wetlands, extensive walking and biking pathways, parks, playgrounds, and vibrant local amenities, including restaurants, cafés, and shops at Mahogany Village Market and nearby Westman Village. With schools, shopping, South Health Campus, and major roadways just minutes away, this exceptional townhome offers the perfect combination of lifestyle, convenience, and modern living.