



**86 Mahogany Drive SE  
Calgary, Alberta**

**MLS # A2315163**



**\$549,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Freezer in basement as-is condition

Welcome to this beautifully maintained freehold corner townhouse in the highly sought-after lake community of Mahogany offering the perfect blend of space, functionality, and lifestyle with NO condo fees. With its corner-unit placement, this home enjoys an abundance of natural light and a semi-detached feel that sets it apart from typical townhouse living. Featuring 3 bedrooms, 2.5 bathrooms, and a double detached garage, the layout is designed for both comfort and everyday practicality. The spacious primary bedroom offers the rare luxury of dual walk-in closets and a private ensuite, while one of the secondary bedrooms also includes its own walk-in closet ideal for growing families, guests, or a home office setup. The open-concept main floor is perfect for entertaining with a seamless flow throughout. Located just of 52nd for easy access and just minutes from Mahogany's lake access, pathways, parks, schools, shopping, restaurants, and endless amenities, this is an incredible opportunity to enjoy one of Calgary's most desirable communities without the added monthly condo fees.