



GRASSROOTS
REALTY GROUP

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97 Marine Drive SE
Calgary, Alberta

MLS # A2350239

\$499,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, See Remarks		

Inclusions: N/A

* OPEN HOUSE Oct 17th 2pm - 4pm * Discover the haven and serenity within the Lake Community of Mahogany, Calgary's premier community, embodied in this thoughtfully designed two-storey townhouse. Offering a generous 1263 square feet across two levels, this residence seamlessly blends comfort and style, providing exceptional living space for roommates or those seeking an extra room for guests. Step inside to find a spacious open floor plan, where natural light floods the main level, accentuated by high ceilings and complemented by a large kitchen featuring stainless steel appliances and a substantial island—perfect for entertaining. Two bedrooms above grade each boast their own ensuite bathrooms, ensuring privacy and convenience for occupants. Outside, an inviting patio awaits, while the irregular lot provides a delightful fenced backyard—ideal for pets and enjoying outdoor pursuits with minimal maintenance landscaping. Two detached garages, accessed via a paved laneway, offer secure parking and storage, and the basement presents tremendous opportunity for expansion, featuring rough-in plumbing for a bathroom and ample space for another bedroom and recreational area. Beyond the walls, Mahogany beckons with its vibrant community spirit, boasting a lakeside clubhouse, tennis courts, fishing opportunities, playgrounds, and walking/bike paths—all within easy reach. With convenient access to schools, shopping, and transit, this townhouse represents an exceptional opportunity to experience lake living in one of Calgary's most desirable neighbourhoods.