

# \$659,900 - 55 Mahogany Grove Se, Calgary

MLS® #A2216848

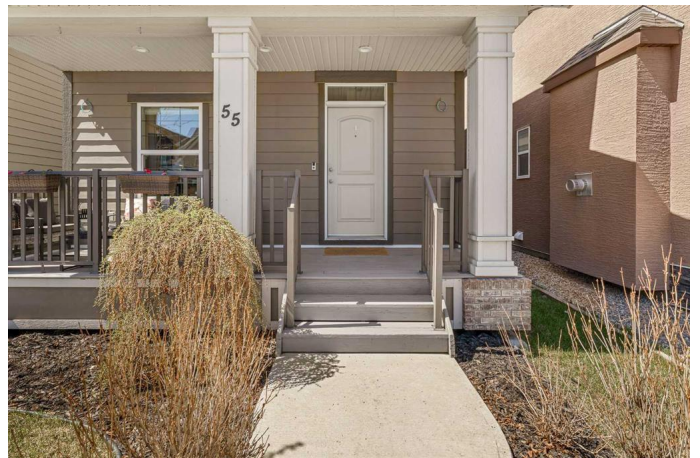
**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,295 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

**\*\* OPEN HOUSE CANCELLED \*\*** Youâ€™ll be amazed how much this home offers in such a smart and efficient package. This 2-storey Xeno floor plan makes the most of every inch, combining comfort, style, and functionality in one of Mahoganyâ€™s most desirable locations. Situated on a traditional-sized lot on the north side of the community, youâ€™re just steps from both schools, the scenic wetlands, and the entrance to the West Beachâ€”plus youâ€™ll enjoy easy access in and out of the neighbourhood with no need to battle traffic in the mornings. Inside, the main floor welcomes you with a bright and open layout that feels fresh and inviting. Crisp white walls, wide sightlines, and abundant natural light give the space a clean, airy ambiance. At the front of the home, the kitchen is a standoutâ€”featuring full-height white cabinetry, warm brown granite countertops, a classic subway tile backsplash, sleek black hardware, and a suite of black appliances that perfectly complement the design. Whether you're cooking dinner or enjoying a morning coffee at the breakfast bar, this kitchen blends function and style beautifully. The central dining area comfortably fits a full-sized table and is enhanced by a transom window and a modern light fixture, creating a welcoming hub for everyday meals or entertaining. At the rear, the living room offers a cozy yet open space with three large windows, an electric fireplace, and a ceiling fan, making it perfect for relaxing or hosting guests. Upstairs, you'll find three



bedrooms, including two kids' rooms that each feature large windows and closets with built-in organizers. One room has laminate flooring for easy maintenance, while the rest of the upper level is comfortably carpeted. The primary bedroom is a true retreat, boasting a tray ceiling, generous space, and dual closets flanking the entry to a private 4-piece ensuite. The fully finished basement offers additional living space with luxury vinyl plank flooring throughout and tile flooring in the beautifully renovated 4-piece bathroom. There's a cozy rec room, a large bedroom complete with egress window and PAX closet system, and a spacious storage/laundry room, making this lower level as functional as it is comfortable. Step outside to enjoy a fully landscaped backyard featuring a small deck with gas line, a stone patio thatâ€™s roughed-in for a hot tub, low-maintenance artificial grass, and three mature trees offering privacy and charm. A 22x20 double detached garage and central A/C complete this impressive package. Location, lifestyle, and livabilityâ€”all wrapped up in a well-designed home that truly punches above its size. Welcome home.

Built in 2013

**Essential Information**

MLS® #	A2216848
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,295
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	55 Mahogany Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
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Days on Market	4
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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