

# \$589,500 - 249 Masters Avenue Se, Calgary

MLS® #A2252465

**\$589,500**

3 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

"Open House - Oct 24 4pm-5pm & Oct 25 11am-130pm & Oct 26 1pm-3pm\* Welcome to this beautifully finished 3-bedroom, 2.5-bath detached home in the vibrant, amenity-rich lake community of Mahogany. Offering 1,441 square feet above grade and upgraded to 9-foot basement clearance, this home blends stylish design with everyday functionality in one of Calgary's most sought-after neighbourhoods.

Step inside to discover high ceilings on the main and an open-concept floorplan featuring midnight blue kitchen cabinetry, sleek stone countertops throughout, and a premium Blanco Horizon undermount sink. The space is as practical as it is striking, with a front-load washer and dryer conveniently located in the upstairs laundry.

The elegant primary suite includes a spacious walk-in closet and a private 3-piece ensuite, while two additional bedrooms provide space for family, guests, or a home office. From top to bottom, the home is thoughtfully finished with a refined, modern touch.

The basement can be finished to give a spacious and airy feel with the high ceilings. There is ample room and an egress window for a generous sized bedroom and also the ability to utilize the existing rough-in for a full bathroom development.

Outside, enjoy a low-maintenance front yard, a fully fenced backyard for added privacy, and



paved lane access to your oversized parking pad. You're just 1 km from the Mahogany Beach Houseâ€”offering year-round recreation like swimming, fishing, tennis, paddleboarding, skating (including a 2.4 km skating path), hockey, volleyball, playgrounds, a gymnasium, splash park, basketball courts, and even firepits for cozy evenings.

Whether you're an active family or looking for a peaceful retreat in a lake community, this home delivers on all fronts. Book your private tour today and experience the best of Mahogany living!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252465    |
| Price          | \$589,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,441       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 249 Masters Avenue Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2C1               |

**Amenities**

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Gazebo, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 3                                                                                                                 |
| Parking        | Alley Access, Off Street, On Street, Parking Pad                                                                  |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                               |
| Heating           | Central, Forced Air                                                                                                  |
| Cooling           | Central Air                                                                                                          |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Composite Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-G                  |
| HOA Fees       | 582                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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