

# \$564,900 - 153 Mahogany Gardens Se, Calgary

MLS® #A2268407

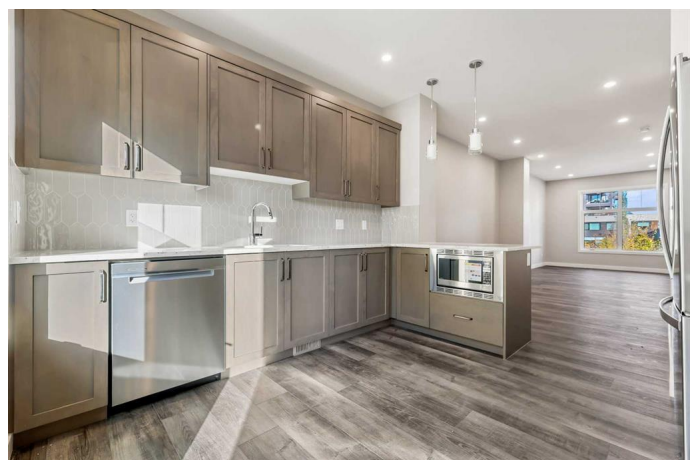
**\$564,900**

2 Bedroom, 3.00 Bathroom, 1,410 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

The newest addition to Jayman BUILT's Resort Living Collection are the luxurious, maintenance-free townhomes of Park Place, anchored on Mahogany's Central Green. A 13 acre green space sporting pickle ball courts, tennis courts, community gardens and an Amphitheatre. Discover the MOSCATO! An elevated townhome with North and South exposures featuring the ROCK SOLID ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes maple stained cabinetry throughout. Eye catching glossy tile at kitchen backsplash. Luxurious quartz countertop at kitchen island and elegant quartz countertops at kitchen perimeter and bathrooms. Premium luxury vinyl tile flooring at bathrooms and laundry and luxury vinyl plank flooring on the main. Complimentary modern cabinet hardware and interior door hardware throughout. Stunning pendant light fixtures over kitchen eating bar with matching vanity fixtures. The home welcomes you into over 1300 sq ft of developed fine living showcasing 2 PRIMARY BEDROOMS each with their very own private ensuite and a DOUBLE ATTACHED TANDEM HEATED GARAGE. The thoughtfully designed open floor plan offers a beautiful kitchen boasting a sleek Whirlpool appliance package, undermount sinks through out, a contemporary lighting package, Moen kitchen fixtures, Vichey bathroom fixtures, quartz counter tops throughout, foyer area on the lower level, air conditioning and EV rough-in plug. Enjoy the



expansive main living area that has room for a designated dining area and enjoyable living room complimented with a nice selection of windows making this home bright and airy along with a stunning linear site line with a deck and patio for your leisure. The TWO Primary Bedrooms on the upper level, both includes a generous walk-in closet with private ensuites with one boasting a 5 piece oasis featuring dual vanities, stand alone shower and large soaker tub. Park Place home owners will enjoy fully landscaped and fenced yards, lake access, 22km of community pathways and is conveniently located close to the shops and services of Mahogany and Westman Village. Jayman's standard inclusions for this stunning home are 6 solar panels, BuiltGreen Canada Standard, with an EnerGuide rating, UVC ultraviolet light air purification system, high efficiency furnace with Merv 13 filters, active heat recovery ventilator, tankless hot water heater, triple pane windows and smart home technology solutions.. Visit the Show Home at 591 Mahogany Road SE.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2268407      |
| Price          | \$564,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,410         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 153 Mahogany Gardens Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3Y2                 |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area                                                   |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks, Tandem |
| # of Garages   | 2                                                                              |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Basement          | None                                                                                                                               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Landscaped, See Remarks        |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 4                  |
| Zoning         | TBD                |
| HOA Fees       | 450                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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