

\$680,000 - 76 Mahogany Terrace Se, Calgary

MLS® #A2269068

\$680,000

3 Bedroom, 3.00 Bathroom, 2,008 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to Calgary's premiere lake community, Mahogany. This 3 bedroom, 2.5 bathroom property boasts over 2000 square feet of living space and is perfect for you and your family to call your next home. Great curb appeal on one of the most quiet and well put together streets in Mahogany welcomes you as you enter this beautiful residence.

Gleaming hardwood floors span the open floor plan that starts at your main entrance with tall ceilings and an inviting vibe. As you proceed in to your home, you will notice your chef inspired kitchen with great appliances, granite counter tops, and the perfect space for entertaining or quiet nights at home with the family. The kitchen is open to your living room with a gas fire place and is adjacent to your large dining room overlooking your north facing back yard. Your main level is completed with your half bathroom and laundry room before heading upstairs. The primary bedroom is massive, overlooks your back yard with huge windows, great light, large walk-in closet, and a spa inspired ensuite bathroom complete with dual vanities, soaker tub and walk-in shower. The second and third bedrooms are also a great size and are accompanied by another full bathroom. The bonus room has brand new floors, south facing windows that bring in a tremendous amount of light and gives you a wonderful balcony just off the side of the home, a quaint retreat in it's self. The basement is a blank canvas for you to make an amazing space



for you and your family or offers a ton of storage space. The entire home has just been painted and is vacant and ready for your family to move in just before the holidays. Mahogany is truly Calgary's most sought after community with LAKE ACCESS, dog parks walking distance from your front door, great restaurants and bars, shopping near by, amazing schools and is the perfect environment to raise a family. Do not miss your chance to own this amazing home in the community everyone wants to live in!

Built in 2008

Essential Information

MLS® #	A2269068
Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,008
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	76 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R5

Amenities

Amenities	None
-----------	------

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.