

# \$524,900 - 601 Mahogany Road Se, Calgary

MLS® #A2271674

**\$524,900**

2 Bedroom, 3.00 Bathroom, 15,259 sqft

Residential on 0.00 Acres

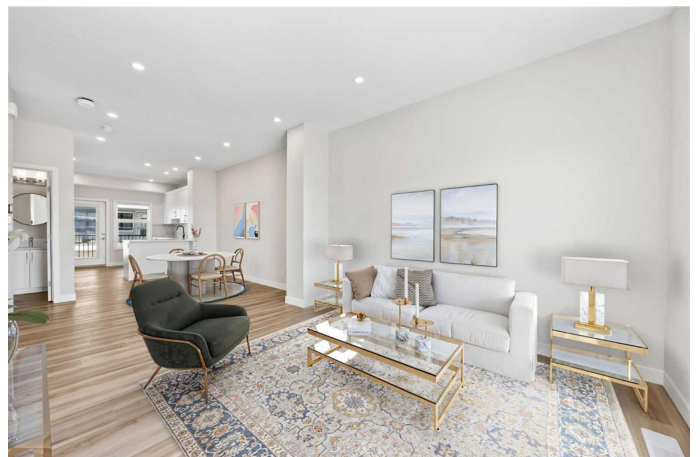
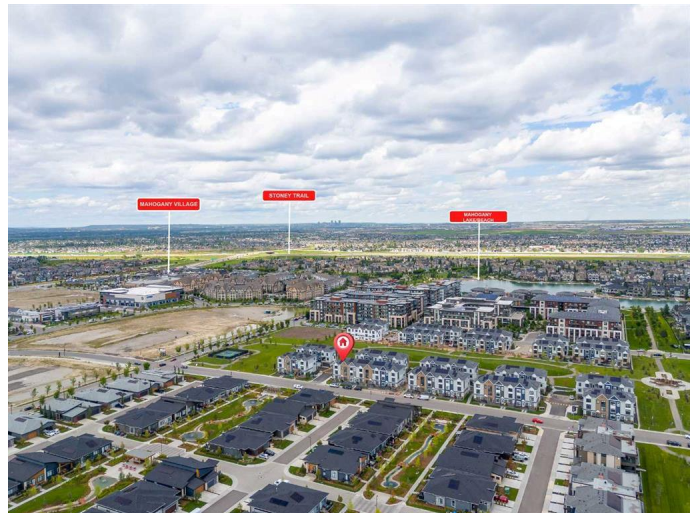
Mahogany, Calgary, Alberta

Welcome to this like-new 2-bedroom, 2.5-bath row townhome offering over 1,300 sq. ft. of thoughtfully designed living space in one of Calgary's most sought-after lake communities. Built in 2023, this bright north/south-facing home blends modern style with impressive energy efficiency—complete with solar panels, triple-pane windows, and a tankless hot water heater. As an added bonus, the seller is offering 6 months of free condo fees—a valuable incentive for buyers.

Perfectly positioned just steps from a beautiful park, this home enjoys a rare sense of openness with partial park and mountain views right from your back door. The open-concept main floor features durable vinyl plank flooring, fresh white shaker cabinetry, quartz countertops, and stainless steel appliances. Oversized windows fill the living and dining areas with natural light, while the private deck with a BBQ gas line is ideal for summer grilling.

Upstairs, you'll find two spacious double primary suites, each with its own private ensuite—one showcasing a double vanity, soaker tub, and walk-in shower. Built-in closet shelving adds a custom touch, and upper-level laundry brings everyday convenience.

The heated double tandem garage provides exceptional parking and storage, upgraded with sleek epoxy flooring. All this, just 2



minutes from the Mahogany Beach Club, offering year-round amenities from swimming and paddleboarding to skating and community events.

Moments from shops, dining, schools, and transit, this home delivers the ultimate blend of lifestyle and location—modern comfort, lakeside living, and park-side tranquility all in one, plus 6 months of no condo fees to start you off right.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2271674      |
| Price          | \$524,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 15,259        |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 601 Mahogany Road Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3Y3              |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area |
| Parking Spaces | 2                            |

|              |                                               |
|--------------|-----------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Tandem |
| # of Garages | 2                                             |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                                                  |
| Cooling           | Central Air                                                                                 |
| Basement          | None                                                                                        |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Lot Description   | Landscaped       |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | DC                  |
| HOA Fees       | 449                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.