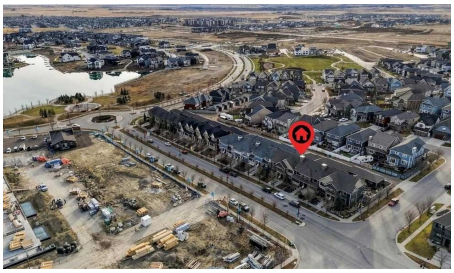
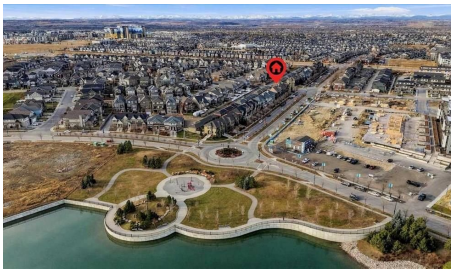
113 Mahogany Drive SE

Calgary | Active | MLS® A2357469

$545,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**1,268 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jayman Realty Inc.

A closer look

NO CONDO FEES | LAKE ACCESS | SOUTH BACKYARD | 4 BED 3.5 BATH | A/C | Amenity rich, lifestyle living, without the major price tag. Welcome to 113 Mahogany Drive SE. A well-kept, two storey townhome with OVER 1,750 total liveable square footage built in 2016 by Homes by Avi, just a few minutes' walk from the Mahogany Beach Club. With 4 bedrooms, 3.5 bathrooms, a fully finished basement, double detached garage, and full landscaping, this home gives you room to grow, plus the year-round lake lifestyle Mahogany is known for. The main floor is built for everyday living and easy hosting with upgraded quartz kitchen countertops, a large island with seating, a full Whirlpool appliance package, and generous cabinet space. Custom built-ins throughout the home add smart storage and a finished, polished look. A convenient half bath completes the main level. Upstairs, three bedrooms give everyone room to spread out. The primary retreat features a walk-in closet and a private ensuite, while two additional bedrooms share a full bathroom. Central air conditioning (or the lake) will keep the whole home comfortable on the hottest summer days. The fully finished basement is made for entertaining. A wet bar sets the stage for game nights, movie nights and hosting friends after a day at the beach. A fourth bedroom with its own full bathroom offers privacy for guests, teens or extended family. Step outside to a sunny south-facing backyard designed for relaxing, not yard work. Maintenance-free xeriscaping, a full fence and an included pergola create a private space for morning coffee, summer dinners and evenings outdoors. The double detached garage adds secure parking and extra storage for bikes, paddle boards and beach gear. Life in Mahogany revolves around it's amenities. Calgary's largest freshwater lake is yours to enjoy year-round through your HOA membership. Spend summer days swimming, paddle boarding, kayaking and relaxing on the sandy beaches, then lace up your skates on the frozen lake in winter. The Beach Club hosts amenities and community events throughout the year, all within walking distance of your front door. Beyond the lake, Mahogany offers miles of pathways through wetlands, parks and playgrounds. Westman Village and the Mahogany Village Market keep restaurants, cafes, groceries, shopping and services close to home. Schools, the South Health Campus and the Seton YMCA are just minutes away, with quick access to Stoney Trail, Deerfoot Trail and 52 Street SE for an easy commute. Features Include: No Condo Fees/Lake Access/Quartz Countertops Throughout/Kitchen Island/Whirlpool Appliances/Custom Built-Ins/Central A/C/Finished Basement with Wet Bar/South Backyard/Xeriscaping/Pergola/Full Fence/Double Detached Garage. All appliances included and possession is negotiable.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357469
Bedrooms	4
Bathrooms	4
Year Built	2015
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,268 sq. ft.
Main Level Finished Area:	627 sq. ft.
Upper Level Finished Area:	641 sq. ft.
Below Grade Finished Area:	485 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,271 sq. ft.
Lot Frontage:	20' 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	1413190
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$601.92
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Park, Picnic Area
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Main floor built in's, primary bedroom and ensuite built ins, window coverings / curtains, backyard gazebo, Alarm system - no contract

Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Living Room · 12'11" × 11'11" ·
Main Floor	Kitchen · 11'7" × 9'2" ·
Main Floor	Dining Room · 11'10" × 8'10" ·
Main Floor	Foyer · 5'10" × 4'10" ·
Main Floor	Mud Room · 7'1" × 3'6" ·
Main Floor	Covered Porch · 13'8" × 4'5" ·
2nd Floor	Bedroom - Primary · 13'7" × 10'6" ·
2nd Floor	Walk-In Closet · 5'2" × 3'1" ·
2nd Floor	Bedroom · 9'5" × 9'4" ·
2nd Floor	Walk-In Closet · 4'9" × 3'1" ·
2nd Floor	Bedroom · 9' × 8'8" ·
Basement	Game Room · 15'2" × 14'2" ·
Basement	Bedroom · 10'6" × 7'7" ·
Basement	Laundry · 6' × 3'9" ·
Basement	Furnace/Utility Room · 9' × 8' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Pergola, Rear Porch
Lot Features:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-2M
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-mahogany-drive-se-calgary-a2357469/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.