146 Mahogany Grove SE

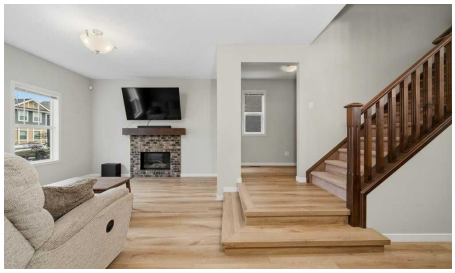
Calgary | Active | MLS® A2356595

$639,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**1,590.82 sq. ft.**

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Listed by REMAX Innovations

A closer look

Over 2,300 SQ FT of developed living space, a HEATED AND FULLY INSULATED DOUBLE GARAGE, a WEST FACING BACKYARD on a 115 FOOT DEEP LOT, and a basement FINISHED WITH ALL PERMITS. This exceptionally well-maintained 3+1 bedroom home sits in one of the most convenient pockets in Mahogany, and the first thing you notice when you step inside is how well it has been looked after. It is spotless. NEW LUXURY VINYL PLANK carries you across a bright main floor, with a sunny front living room warmed by a gas fireplace in the winter and cooled by CENTRAL A/C (2025) in the summer. The large dining room flows into the kitchen with a breakfast bar, quartz counters and a newer FRIGIDAIRE PROFESSIONAL SERIES REFRIGERATOR and GAS RANGE (2025). Tucked behind the stairs is a DEDICATED OFFICE, the kind of quiet corner that makes working from home genuinely easy. A 2 piece bath completes the level. Upstairs, the primary retreat has vaulted ceilings, easily holds a king bed, and opens to a 5 PIECE ENSUITE with a soaker tub and walk-in closet. Two more teen sized bedrooms, a 4 piece main bath and UPPER FLOOR LAUNDRY sit just down the hall, so laundry day never involves the stairs. The basement was professionally finished with all permits and SOUNDPROOF INSULATION throughout, with double soundproofing in the 4th bedroom. You also get a full 4 piece bathroom, a large bonus room, a flex space ready for a workstation or dedicated exercise equipment, premium underlay and carpet, and two separate storage rooms. The west facing backyard soaks up the afternoon and evening sun and is the part people fall in love with. The deep lot gives you a LARGE DECK with a pergola for summer entertaining and a real grass yard big enough for an above ground pool. A built in storage shed keeps things tidy and the deck fencing is included. The double detached garage is heated, fully insulated, wired with 220V and set up with workshop space, with paved alley access. You are right by the entrance to Mahogany, so coming and going is quick, and you are a TEN MINUTE WALK from WEST BEACH and two elementary schools, with lake access through the HOA. Currently zoned for Lakeshore Junior High and Joane Cardinal-Schubert High School. RPR with compliance, permits and title in supplements. The owner is the listing agent.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356595
Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
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:	1,590.82 sq. ft.
Main Level Finished Area:	793.19 sq. ft.
Upper Level Finished Area:	797.63 sq. ft.
Below Grade Finished Area:	771.51 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,229 sq. ft.
Lot Frontage:	28'1¾"
Front Exposure:	East
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2014 (Age: 12)
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:	1310153
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Paved, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$603.54
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Community Gardens, Game Court Interior, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Garage heater, Backyard Deck Fence, Front Doorbell, Pergola
Restrictions:	Easement Registered On Title
Main Floor	Living Room · 17'5" × 13' ·

Main Floor	Dining Room · 14'3" × 10'1" ·
Main Floor	Kitchen · 14'6" × 8'7" ·
Main Floor	Office · 9'1" × 5' ·
2nd Floor	Bedroom - Primary · 16' × 13'1" ·
2nd Floor	Bedroom · 10'11" × 9'3" ·
2nd Floor	Bedroom · 9'8" × 9'2" ·
2nd Floor	Laundry · 6'6" × 6'3" ·
Basement	Bonus Room · 16'8" × 11'8" ·
Basement	Bedroom · 17'10" × 8' ·
Basement	Storage · 10'4" × 4'7" ·
Basement	Furnace/Utility Room · 12' × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/146-mahogany-grove-se-calgary-a2356595/

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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.