25 Marine Drive SE

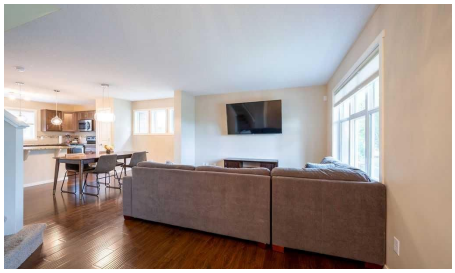
Calgary | Active | MLS® A2346572

$514,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**1,336 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to Mahogany - one of Calgary's most sought-after lake communities - where this beautifully maintained 3-bedroom home puts you right in the middle of an incredible four-season lifestyle. Step inside to a bright, modern main floor with an open layout that makes everyday living and entertaining feel effortless. The spacious kitchen is the heart of the home, featuring quartz countertops, a large central island, stainless steel appliances, loads of cabinetry, and plenty of room to gather with family and friends. The kitchen flows seamlessly into the dining area and sun-filled living room, while a convenient 2-piece powder room completes the main level. Upstairs, your spacious primary retreat offers a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom give you plenty of room for family, guests, or that home office you've been promising yourself. And then there's the backyard…The fully fenced, west-facing yard is a fantastic spot to soak up those afternoon and evening rays, while the detached double garage and wide paved rear alley add everyday convenience. Mahogany is about more than just the house - You'll have access to Calgary's largest freshwater lake, with 63+ acres of water and 21 acres of sandy beaches. Paddleboard, kayak, swim, fish, play beach volleyball, fire up the BBQ, or simply spend a summer afternoon doing absolutely nothing - which, frankly, is sometimes the best activity of all. When winter arrives? Lace up the skates and enjoy the lake and community under the winter sky. The location is equally impressive, with Public and Catholic schools just across the street, plus parks, pathways, playgrounds, shopping, restaurants, transit and everyday amenities all close by. This is more than just a move-in ready home - it's your opportunity to live the Mahogany lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346572
Bedrooms	3
Bathrooms	3
Year Built	2013
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:	1,336 sq. ft.
Main Level Finished Area:	639 sq. ft.
Upper Level Finished Area:	697 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,681 sq. ft.
Lot Frontage:	32'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1410929
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, 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, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$621.65
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Park, Playground
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 15'1" × 4'10" ·
Main Floor	Kitchen · 13'3" × 10'8" ·
Main Floor	Living Room · 14'8" × 12'8" ·
2nd Floor	Bedroom · 10'1" × 9'11" ·
2nd Floor	Bedroom · 10' × 9'2" ·
2nd Floor	Bedroom - Primary · 13'8" × 10'7" ·
2nd Floor	Bonus Room · 6'5" × 3'7" ·

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:	Kitchen Island, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-2M
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-marine-drive-se-calgary-a2346572/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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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.