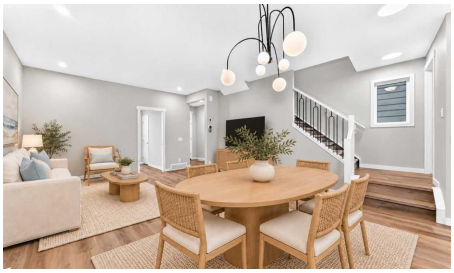
28 Mercado Road SE

Calgary | Active | MLS® A2355644

$614,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,686 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Meet the “Heath,” a fresh take on a beloved layout that pairs thoughtful design with warm, welcoming spaces for everyday living. A bright, open main floor welcomes you with warm luxury vinyl plank flooring and a versatile front flex room, ideal for a home office, homework zone, reading retreat, or a quiet place to unwind. Set apart from the main gathering area, this space offers flexibility as your household’s needs evolve. At the rear of the home, the inviting living room and oversized dining area create a natural gathering place, with room to stretch out, host friends, and bring everyone together around the table. The open layout keeps conversation flowing from the kitchen to the living and dining spaces, making everything from busy weekday mornings to relaxed weekend entertaining feel connected. Timeless white cabinetry raised to the bulkhead gives the kitchen a polished look, complemented by crisp white quartz counters, stainless steel appliances, and a modern hammered subway tile backsplash that wraps the standalone hood fan. A large island provides a generous surface for meal preparation, casual snacks, and catching up over coffee. A generous rear window fills the space with natural light, while the practical rear entrance makes trips to the backyard easy. Upstairs, a centrally positioned loft offers a comfortable second living space for movie nights, a play area, or simply a place to relax away from the main floor. Its location also creates thoughtful separation between the sleeping quarters. The spacious primary retreat includes a walk-in closet and a spa-inspired 4 piece ensuite with dual sinks, giving you room to settle into your morning routine. Two additional bedrooms share a well-appointed 4 piece bathroom, while upper-floor laundry keeps everyday chores close at hand. A side/secondary entrance adds flexibility for future basement development, including the potential for a guest, in-law, or private living area (subject to city/municipal approvals and permitting). Outside, the south-facing backyard welcomes sunshine and possibilities for a future patio, summer barbecues, gardening, or space for the kids to play. Life in Mahogany extends well beyond your front door, with residents’ beach access, summer swimming and paddleboarding, winter skating, and pathways winding through scenic wetlands. Parks, playgrounds, neighbourhood shops, cafés, and restaurants make it easy to stay active, meet neighbours, and enjoy a lake-centred lifestyle close to home. For a limited time, eligible buyers purchasing a new Hopewell spec home with move-in before December 31, 2026, can choose from three incentive packages valued at up to $5,000; conditions apply and details must be confirmed with Hopewell Residential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355644
Bedrooms	3
Bathrooms	3
Year Built	2026
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:	1,686 sq. ft.
Main Level Finished Area:	846 sq. ft.
Upper Level Finished Area:	840 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,744 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	West
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	2510243
Heating:	Forced Air, Natural Gas

Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Hopewell Residential
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$621.95
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 12'11" × 10'9" ·
Main Floor	Kitchen · 13'5" × 12'11" ·
Main Floor	Dining Room · 13'5" × 9' ·

Main Floor	Flex Space · 10'4" × 7'5" ·
Upper Level	Bonus Room · 15'7" × 9'3" ·
Upper Level	Bedroom - Primary · 12' × 10'8" ·
Upper Level	Bedroom · 10'2" × 9'3" ·
Upper Level	Bedroom · 10'2" × 9'3" ·
Upper Level	Laundry · 7'5" × 5' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-mercado-road-se-calgary-a2355644/

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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.