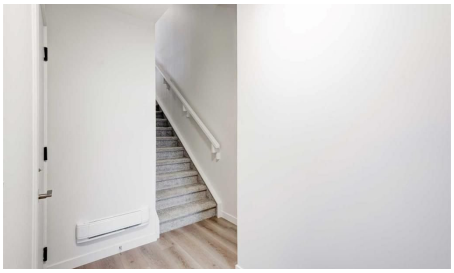
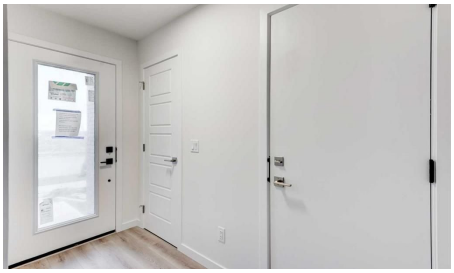
49 MERCADO Lane SE

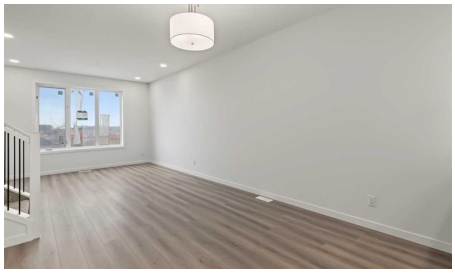
Calgary | Active | MLS® A2357032

$467,445









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,419.33 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

INTRODUCING THE MONOCLE AT MAHOGANY! QUALIFIED FIRST TIME BUYERS WOULD QUALIFY FOR THE FIRST TIME HOME BUYERS GST REBATE. Be among the first to own in this exciting brand-new townhome complex in Calgary's premier lake community of Mahogany! These pet-friendly townhomes combine striking modern design with timeless Western Canadian architecture, offering premium finishes and low-maintenance living you'll love. The thoughtfully designed MARLOW floor plan welcomes you with an OVERSIZED SINGLE ATTACHED GARAGE (37' X 17) and a spacious storage room for your paddleboards and other toys.. This home is roughed in for A/C and your private balcony spans the whole width of your home (18.1 X 6.3)! Upstairs, the bright and airy main living space showcases an expansive kitchen with beautiful stone countertops, abundant cabinetry, luxury vinyl plank flooring, a generous dining area and oversized windows that flood the home with natural light. The neutral color palette creates a warm, sophisticated atmosphere with carefully curated high-end finishes throughout. The upper level features three generous bedrooms, including a private primary retreat complete with its own ensuite and large closet, while the conveniently located upper-floor laundry adds everyday practicality. Living in Mahogany means enjoying one of Calgary's most sought-after communities, with exclusive private lake access, a spectacular 63-acre lake and beach club, playgrounds, sports courts, skating rink, over 22 km of scenic pathways, outstanding schools, shopping, restaurants ranging from casual to upscale dining, everyday services, and quick access to the South Health Campus. Built by award-winning Excel Homes, a trusted Alberta builder with more than 35 years of experience, over 15,000 homes built, and more than 75 industry awards, this is an exceptional opportunity to invest in quality, lifestyle, and lasting value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357032
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,419.33 sq. ft.
Main Level Finished Area:	783.05 sq. ft.
Upper Level Finished Area:	636.28 sq. ft.
Condo Fee:	$189.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, See Remarks
HOA Fee Frequency:	Annually
Lot Area:	1,241 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
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:	2611562
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

Builder:	EXCEL HOMES LP
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
HOA Fee:	$594.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	Beach Access
Appliances:	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 9'11" × 6'2" ·

Main Floor	Kitchen · 12'4" × 9'11" ·
Main Floor	Dining Room · 11'9" × 11'6" ·
Main Floor	Living Room · 14' × 12' ·
Upper Level	Bedroom · 10' × 8'4" ·
Upper Level	Bedroom · 10' × 8'4" ·
Upper Level	Bedroom - Primary · 14' × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Irregular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-G
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/49-mercado-lane-se-calgary-a2357032/

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