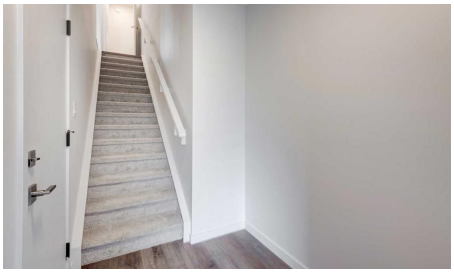
51 Mercado Lane SE

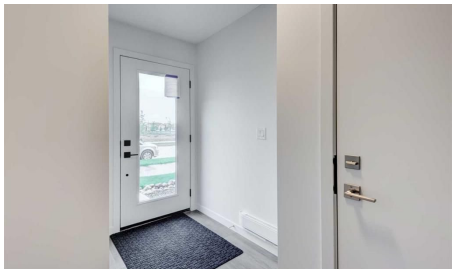
Calgary | Active | MLS® A2342453

$486,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,478.96 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 FRANCIS floor plan welcomes you with generous livings space of 1378 sf and TANDEM GARAGE OFFERING ROOM FOR 2 VEHICLES. . This home is roughed in for A/C and your private balcony spans the whole width of your home! 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 elegant color palette creates a warm, sophisticated atmosphere with carefully curated high-end finishes throughout. The upper level features THREE generous bedrooms; the primary suite boasts a walk in closet & private ensuite. Bedrooms 2 & 3 can share the 4 pce main bathroom. Your laundry room is conveniently located on the upper level adding practicality to everyday living. 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. NOTE: photos are from the show home to illustrate finishings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342453
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:	1,478.96 sq. ft.
Main Level Finished Area:	665.63 sq. ft.
Upper Level Finished Area:	654.99 sq. ft.
Below Grade Finished Area:	123.34 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:	West
Floor Location:	Ground
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:	Cement Fiber Board
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
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, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	none
Restrictions:	Pets Allowed

Pets Allowed:	Yes
Main Floor	Foyer · 10'6" × 6'11" ·
Main Floor	Furnace/Utility Room · 11'2" × 3'2" ·
2nd Floor	Living Room · 16'8" × 12'1" ·
2nd Floor	Kitchen · 12'8" × 12'4" ·
2nd Floor	Dining Room · 15'6" × 11'6" ·
2nd Floor	Balcony · 15'9" × 8' ·
2nd Floor	Laundry · 3'5" × 3'2" ·
3rd Floor	Bedroom - Primary · 11'6" × 11'4" ·
3rd Floor	Bedroom · 13'3" × 8'1" ·
3rd Floor	Bedroom · 10' × 8'7" ·
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:	Other
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:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/51-mercado-lane-se-calgary-a2342453/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.