# 87 Mercado Crescent SE

Calgary | Active | MLS® A2345213

**$774,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2026** | **2,124 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to the “Grada” by Hopewell, where elevated design, impressive natural light, and everyday functionality come together in one of Calgary’s most sought-after lake communities, Mahogany. Offering 2,124 sq. ft., 3 bedrooms, a main floor flex room and a thoughtfully planned layout designed for modern family living, this home delivers the space, flexibility, and style today’s buyers are looking for. From the moment you arrive, the home makes a strong first impression with great curb appeal with a bold blue exterior with stone accents. Inside, the main floor continues to impress with a versatile front flex room just off the entry. Whether used as a home office, homework zone, reading room, play space, or quiet sitting area, this space adds valuable flexibility without compromising the open-concept design. As you move further into the home, the layout opens beautifully into a spacious dining area and inviting lifestyle room, creating a natural flow for both everyday living and entertaining. The open-to-above living room adds a dramatic sense of space, while floor-to-ceiling windows bring in an abundance of natural light and make the home feel bright, airy, and welcoming. An electric fireplace wrapped in modern tile serves as the centerpiece of the room, adding warmth, style, and a comfortable focal point to this impressive gathering space. The kitchen is truly stunning and offers the perfect blend of modern design and timeless detail. Raised cabinetry extends to the bulkhead, with modern taupe cabinets paired beautifully with black hardware, and modern light fixtures that bring a polished designer feel to the space. Crispt white quartz countertops, a large central island, built-in microwave, upgraded storage drawers, and a stand-alone hood fan complete the layout. The marble-style tile backsplash surrounds the hood fan and creates a striking feature wall that adds texture, elegance, and a high-end finish to the heart of the home. Upstairs, the thoughtful design continues with a central bonus room overlooking the main living space below. Thanks to the oversized two-storey windows, this area feels open, bright, and connected to the rest of the home. The upper level also includes three spacious bedrooms, a full bathroom, and convenient upper floor laundry. The primary retreat offers a comfortable escape at the end of the day, complete with a well-appointed ensuite featuring a step-in shower for a clean, spa-inspired feel. The lower level provides excellent future potential separate side entrance, giving you added flexibility to expand your living space over time or explore the possibility of a secondary suite(a secondary suite would be subject to approval & permitting by the city/municipality). 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** | A2345213 |
| **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:** | 2,124 sq. ft. |
| **Main Level Finished Area:** | 955 sq. ft. |
| **Upper Level Finished Area:** | 1,168 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,379 sq. ft. |
| **Lot Frontage:** | 29'4¾" |
| **Front Exposure:** | North |
| **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, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric, Living Room, Mantle, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **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:** | Utility Right Of Way |

| | |
|---|---|
| **Main Floor** | Living Room · 12'10" × 10'5" · |
| **Main Floor** | Dining Room · 12'7" × 8'11" · |
| **Main Floor** | Kitchen · 12'10" × 10'5" · |
| **Main Floor** | Flex Space · 12'1" × 9'10" · |
| **Upper Level** | Bonus Room · 13'6" × 11' · |
| **Upper Level** | Bedroom - Primary · 14'6" × 12'6" · |
| **Upper Level** | Bedroom · 11'11" × 9'2" · |
| **Upper Level** | Bedroom · 12'11" × 10'4" · |
| **Upper Level** | Laundry · 6'5" × 5'4" · |
| **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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Back Yard, Level, No Back Lane, Rectangular Lot, Street Lighting, Zero Lot Line |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-mercado-crescent-se-calgary-a2345213/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.