# 91 Masters Avenue SE

Calgary | Active | MLS® A2343810

**$738,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2015** | **1,881.21 sq. ft.** |

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Listed by CIR Realty

# A closer look

GREAT LOCATION STEPS TO WETLANDS & LAKE | 4 BEDROOMS | FULLY FINISHED | OVERSIZED DOUBLE GARAGE

There is something refreshingly different about this Mahogany home. Its oversized rear-attached double garage, inviting front elevation and private outdoor space create a layout that feels distinctive and practical. Nearly 1,900 sqft above grade is complemented by a fully finished basement, providing more than 2,600 sqft of developed living space with 4 bedrooms and 3.5 bathrooms. The location brings the best of Mahogany close to home. The wetlands and pathways are just steps away, while the lake, beaches, Central Green Park, and Mahogany and Divine Mercy schools are all within easy walking distance. Restaurants, coffee shops, groceries and everyday services are found throughout Mahogany, with Seton's YMCA, library and South Health Campus nearby.

Natural light is one of the first things you notice. Sidelights frame the front door, tall stairwell windows carry sunshine between levels and a broad bank of living room windows keeps the main floor bright throughout the day. The foyer includes a double closet and opens to a front den behind a sliding barn door, ideal for a home office, music room or reading space. Hardwood flooring flows through the kitchen, dining and living areas, lending warmth and continuity to an open layout designed for everyday living and entertaining. The kitchen centres around an oversized island with seating, granite counters, espresso cabinetry, stainless steel appliances, a pantry and a recently added subway-tile backsplash. The adjoining dining area accommodates a full-sized dining set, while the large living room offers a gas fireplace and overlooks the deck. A powder room and generous tiled mudroom with direct access to the garage and outdoor living space complete the main level. Tucked between the home and garage, the composite deck feels sheltered and private with sail shades and patio lighting creating an inviting place to gather, dine or unwind. Beyond the deck, a fenced side yard running the depth of the lot extends the outdoor space with lawn and garden beds, providing welcome room for children and pets or simply enjoying the sunshine.

Upstairs, the primary bedroom is wrapped in tall windows and includes a large walk-in closet and ensuite with a jetted tub, separate shower, extended vanity and built-in shelving. Two additional bedrooms, a 4-piece bathroom and a spacious laundry room provide the function busy households require. The builder-finished lower level adds a recreation room, large fourth bedroom with walk-in closet, another 4-piece bathroom, 9' ceilings and a huge storage room ready for sports equipment, seasonal décor and everything else that needs a home. Central air conditioning keeps things comfortable, and the A/C and furnace were just serviced, including replacement of the furnace inducer motor and blower capacitor.

This is a gorgeous property that delivers personality, space and an unmatched community lifestyle. Welcome

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2343810 |

| | |
|---|---|
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2015 |
| **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:** | 1,881.21 sq. ft. |
| **Main Level Finished Area:** | 912.47 sq. ft. |
| **Upper Level Finished Area:** | 968.74 sq. ft. |
| **Below Grade Finished Area:** | 746.87 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,896 sq. ft. |
| **Lot Frontage:** | 36'4¼" |
| **Front Exposure:** | Northeast |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2015 (Age: 11) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |

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|---|---|
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1410860 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Cement Fiber Board |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Insert, Living Room, Mantle, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Oversized |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room, Upper Level |
| **HOA Fee:** | $621.65 |
| **City Quadrant:** | Southeast |
| **Community:** | Mahogany |

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|---|---|
| **Amenities:** | Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Ceiling Fans (2), Patio Lights & Sail Shades, Shoe Cabinet at Back Entrance, Ring Doorbells (2), Storage Room Sink & Workbench, TV Wall Mounts (2), Wall Shelves-All, Window Shutters |
| **Restrictions:** | Easement Registered On Title, Restrictive Covenant |
| **Main Floor** | Entrance · 10'7" × 5'2" · |
| **Main Floor** | Living Room · 13' × 11'9" · |
| **Main Floor** | Kitchen · 16' × 8'11" · |
| **Main Floor** | Dining Room · 12'3" × 8'11" · |
| **Main Floor** | Mud Room · 10'8" × 7'7" · |
| **Main Floor** | Den · 8'7" × 7'7" · |
| **Upper Level** | Bedroom - Primary · 14' × 11'5" · |
| **Upper Level** | Walk-In Closet · 7'6" × 6' · |
| **Upper Level** | Bedroom · 10'7" × 9'6" · |
| **Upper Level** | Bedroom · 13'4" × 10' · |
| **Upper Level** | Laundry · 7'9" × 7' · |
| **Basement** | Bedroom · 16'6" × 13'2" · |
| **Basement** | Game Room · 20'4" × 11'4" · |
| **Basement** | Storage · 11'8" × 8'6" · |
| **Basement** | Furnace/Utility Room · 12'8" × 9'9" · |
| **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:** | Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |

| | |
|---|---|
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch, See Remarks |
| **Lot Features:** | Back Lane, Back Yard, City Lot, Close to Clubhouse, Environmental Reserve, Front Yard, Lake, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 10, 2026 |

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

https://www.maltiwana.ca/properties/91-masters-avenue-se-calgary-a2343810/

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

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

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