91 Mercado Crescent SE

Calgary | Active | MLS® A2355626

$739,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,835 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

A sunny south-facing backyard, thoughtfully selected finishes, and a layout designed for everyday living come together in this brand new "Liona" by Hopewell Residential in Mahogany. Offering 1,835 sq. ft., three bedrooms, 2.5 bathrooms, and a double attached garage, this home balances comfortable gathering spaces with practical features that make a difference. The main floor centres around a stylish kitchen that keeps you connected to family and guests, whether you're preparing dinner, catching up over coffee, or hosting friends. Upgraded cabinetry, quartz countertops, stainless steel appliances, a chimney hood fan, and a built-in microwave create a polished, functional workspace, while the island with flush eating bar provides a natural gathering spot. The finishes pair warm wood-look luxury vinyl plank flooring with soft neutral cabinetry, light countertops with subtle veining, and an elongated geometric backsplash for a welcoming, contemporary feel. The adjoining dining and living areas stretch across the rear of the home, with south-facing windows bringing in natural light and views of the backyard. Tucked away from the main gathering space, a pocket office offers a convenient place to work from home, manage household tasks, or set up a homework station. A pantry, powder room, and mudroom off the attached garage add everyday convenience, while spindle railings keep the staircase feeling open and connected. Upstairs, the central entertainment room creates a comfortable second living space for movie nights, games, or simply unwinding. The primary bedroom features a walk-in closet and an ensuite with dual sinks, a soaker tub with tile surround, and a fully tiled shower with a niche and sliding glass door. Two additional bedrooms, a full bathroom, and upper-floor laundry complete a practical family-friendly layout. Triple-pane windows enhance comfort, while a separate secondary entrance provides convenient access to the undeveloped basement, offering potential for future development, including a secondary suite (subject to approval and permitting by the city/municipality). Outside, the south-facing backyard offers a sunny setting for future outdoor living, from summer barbecues to a garden or a place for the kids to play. Beyond your front door, Mahogany brings a lake lifestyle to everyday life, with residents' beach access, swimming and paddleboarding in summer, skating in winter, and an extensive network of pathways through scenic wetlands. Parks, playgrounds, neighbourhood shops, cafés, and restaurants round out a community that makes it easy to stay active, connect with neighbours, and enjoy time 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	A2355626
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:	1,835 sq. ft.
Main Level Finished Area:	792 sq. ft.
Upper Level Finished Area:	1,043 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:	8
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:	1
Fireplace Details:	Electric, Living Room
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:	None Known

Main Floor	Living Room · 12'11" × 11'4" ·
Main Floor	Kitchen · 14'8" × 11' ·
Main Floor	Dining Room · 11' × 10' ·
Main Floor	Office · 8'6" × 6'2" ·
Upper Level	Bonus Room · 12'11" × 12' ·
Upper Level	Bedroom - Primary · 14' × 12' ·
Upper Level	Bedroom · 10'1" × 9'1" ·
Upper Level	Bedroom · 9'1" × 9' ·
Upper Level	Laundry · 6' × 5'1" ·
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 Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Num. of Parcels:	0
Fencing:	Partial
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/91-mercado-crescent-se-calgary-a2355626/

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.