

\$949,900 - 522 Mahogany Manor Se, Calgary

MLS® #A2253356

\$949,900

3 Bedroom, 3.00 Bathroom, 2,698 sqft

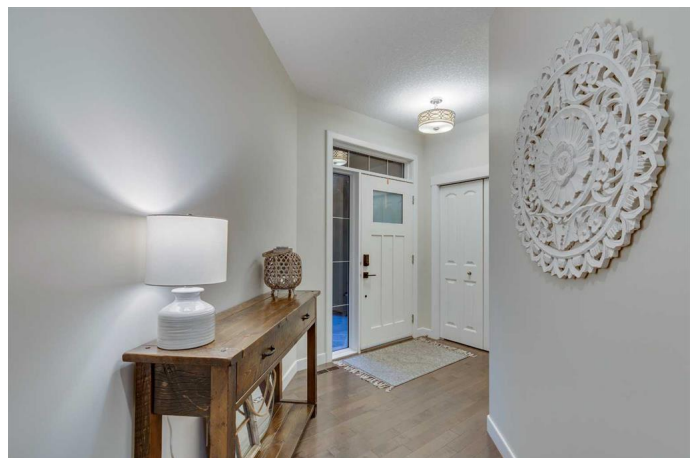
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Sunday, Sept 14, 12:00-2:00

- Step into this thoughtfully designed home in Mahogany and feel the space work for you from the moment you enter. A welcoming front entry leads into a dedicated office—ideal for remote work or study—before opening into a spacious, light-filled main floor with 9'™ ceilings and rich hardwood floors. The open-concept layout is anchored by a full-height stone fireplace in the living room, complemented by in-ceiling speakers and large windows that bring in sunrise and sunset views. The kitchen is both stylish and highly functional, featuring an oversized island with quartz countertops, upgraded KitchenAid appliances, a marble backsplash, and extended cabinets with crown molding. A generous dining area leads directly to the fully fenced backyard, where a composite deck and stone patio offer low-maintenance outdoor living. The main floor wraps smartly around to a large pantry, mudroom with garage access, and a half bath for convenience.

Upstairs, the primary suite offers a quiet retreat with a large ensuite that includes a 10mm glass shower enclosure, a soaker tub, and in-ceiling speakers. Two more bedrooms, an upper-floor laundry room, a full bathroom, and a bonus room (pre-wired for rear speakers) provide plenty of space for any lifestyle. The unfinished basement with 9' ceilings gives you the flexibility to create whatever you need next—whether that's™s



a gym, home theatre, or extra bedrooms.

Enjoy the added benefits of private dock access at 151 Mahogany Landing and semi-private beach access. Plus, you will be within walking distance to both Catholic and public elementary schools, and have quick access to two parks within a block of the home.

Mahogany is Calgary’s premier lake community, offering four-season activities, a private beach, stunning pathways, and a vibrant community feel. With shops, dining, and recreational amenities all nearby, you’ll love the balance of city living and lakeside comfort this neighbourhood provides. You’re not just purchasing a home, you’re unlocking an entire lifestyle!

Built in 2013

Essential Information

MLS® #	A2253356
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,698
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	522 Mahogany Manor Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y3

Amenities

Amenities	Beach Access, Clubhouse, Playground, Recreation Facilities, Game Court Interior
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Crown Molding, High Ceilings, Kitchen Island, Quartz Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

Listing Details

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