

# \$599,900 - 467 Mahogany Terrace Se, Calgary

MLS® #A2260035

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,446 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Saturday Oct 18, 3:00-5:00 -

This well-designed semi-detached home in Mahogany blends functionality with comfort, starting with a long front hallway that offers generous closet space for shoes and jackets—ideal for busy households. As you move through the home, you're greeted by a stunning open-to-above area with soaring ceilings and natural light pouring in from windows above. The kitchen features a central island with seating and ample cabinetry. The adjoining dining and living areas are spacious and tied together seamlessly with warm hardwood floors. Directly connected to the dining area is the backyard deck, complete with a gas line hookup for your BBQ as well as landscaping for ease of use and beauty.

Upstairs in the home, the primary bedroom offers a private retreat with large windows, a walk-in closet, and a full ensuite. A half wall overlooks the space below, allowing for even more light to filter through the home. Two additional bedrooms, a full bathroom, and a separate laundry room complete the upper level. The fully finished basement adds flexible living space with a full bathroom, large rec area, and custom storage options. The attached garage means protection for your vehicle and additional space for storage. The epoxy coated garage floor offers increased durability and easy cleaning. Additional highlights in this home include central air conditioning, a recently replaced water heater (2025), and convenient paved lane access;



excellent benefits for an excellent home!

Beyond the home itself, you'll love being just one block from Mahogany West Beach, where the lake, pathways, and park space offer year-round outdoor enjoyment. Quick, convenient access will make using the recreation amenities a breeze! With a true community feel and access to one of Calgary's best lake communities, this home offers a lifestyle that's hard to match.

Built in 2010

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260035               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,446                  |
| Acres          | 0.06                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 467 Mahogany Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0X3                 |

**Amenities**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Beach Access, Clubhouse, Racquet Courts, Recreation Facilities |
|-----------|----------------------------------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Walk-In Closet(s)                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 15                   |
| Zoning         | R-2M                 |
| HOA Fees       | 582                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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