

\$659,900 - 45 Mahogany Pointe Se, Calgary

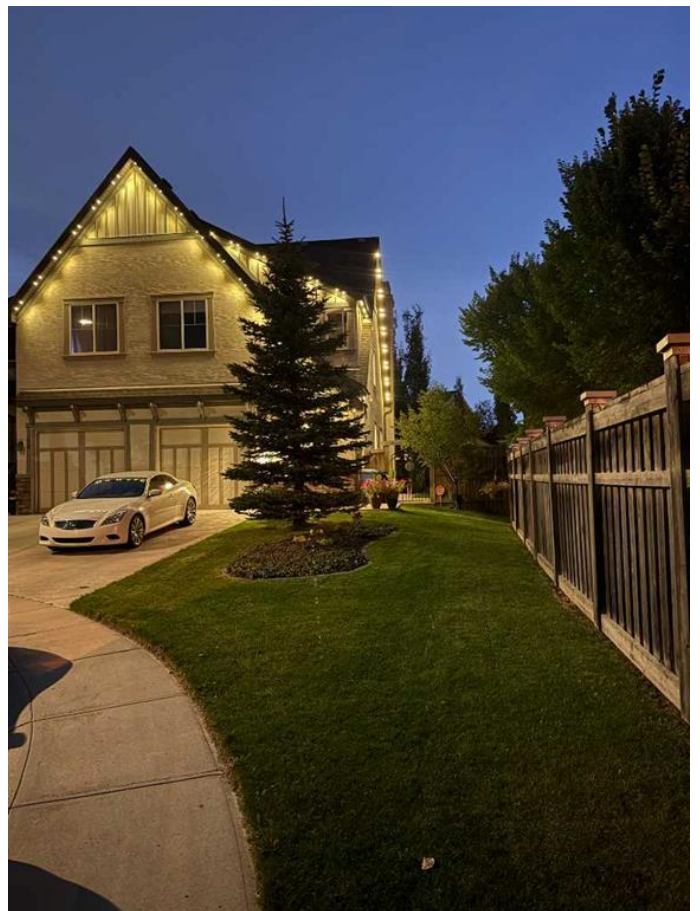
MLS® #A2255037

\$659,900

3 Bedroom, 3.00 Bathroom, 1,558 sqft
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome home to this beautifully updated and move-in ready 3 bed, 2.5 bath home in the sought after community of Mahogany. Located just steps from West Beach and tucked away on a quiet cul-de-sac with plenty of street parking and quick access to Stoney and Deerfoot Trail. Lovingly cared for by the original owners, this home features numerous recent upgrades, including new interior and exterior paint (2024), a new hot water tank (2025), new upstairs blinds (2025), permanent Gemstone exterior lighting (2025), newer water softener, newer humidifier and an automated planter watering system. The bright, open main floor features a thoughtfully designed kitchen with stainless steel appliances, granite countertops, an abundance of cabinets and a central island. The adjacent dining area and living room with cozy fireplace is the perfect place for hosting family and friends. A stylish 2-piece powder room completes the main level. Upstairs, you'll find 3 generous sized bedrooms including an elegant primary retreat with 4-piece ensuite and walk-in closet. A full bathroom and convenient laundry complete the upper floor. The fully developed basement provides a great space for recreation or just hanging out, with spacious family room, lighted bar area, giant flat-screen TV and a warm and inviting electric fireplace. There's even room for a home gym, or tailor this versatile space to suit your lifestyle. Outside you will find a private backyard oasis with a



huge tiered deck, built-in bar, dining/lounge area, large patio and beautiful yard and gardens - it's the ideal spot for both relaxing and entertaining. Permanent Gemstone lighting adds a touch of sophistication and year-round exterior illumination. The single attached garage is oversized and offers tons of additional storage space. Walk to everything you need including shopping, restaurants, great schools, transit and Mahogany/Westman Village, home to caf s, coffee shops and the renowned Chairman's Steakhouse. Just minutes to the South Health Campus Hospital, Seton Urban District and the YMCA. Be part of a vibrant, amenity-rich community where residents enjoy a private Beach Club, recreational programs, two sandy beaches, swimming, kayaking, paddle boarding, skating, sport courts, fishing and walking paths. Close proximity to major roadways makes getting around the city and out to the mountains a breeze. Don't miss your chance to call this home!

Built in 2010

Essential Information

MLS® #	A2255037
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	45 Mahogany Pointe Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Granite Counters, Kitchen, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, D Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting, Close to Clubhouse, Cul-De-Sac, Lake, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	7
Zoning	R-2M



HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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