

# \$945,000 - 318 Mahogany Manor Se, Calgary

MLS® #A2223475

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Located in the heart of Mahogany, this beautiful bungalow strikes the perfect balance between high-end finishes and everyday comfort. The moment you walk in, youâ€™ll notice the open and bright layout thanks to the vaulted ceilings, skylight, and natural calming tones throughout.

The main floor is designed to make life easy and enjoyable. Thereâ€™s built-in audio so you can play music straight from your phone, smart shades that adjust at the push of a button, and Gem Lights under the soffits so you can set the mood outside year-roundâ€”whether itâ€™s for a quiet night in or a festive gathering.

The primary bedroom offers a peaceful escape, complete with a spacious ensuite and plenty of closet space. A second bathroom on the main level adds convenience for guests or family.

Downstairs, the fully finished basement gives you even more room to spread out. Youâ€™ll find two large bedrooms, a cozy TV or hangout area, and a rough-in for a wet bar if you ever want to build one in. There's also tons of storage space, and a water softener already installed.

The double car garage includes an electric vehicle plug-inâ€”just one of the many little touches that make this home stand out.



Mahogany itself is a big part of the appeal: lake access, walking paths, and great amenities all just steps away. Whether you’re hosting friends, relaxing at home, or heading out into the community, this home is set up to make it all feel easy and effortless.

Built in 2015

**Essential Information**

MLS® #	A2223475
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	318 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X4

**Amenities**

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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