



## 31 Mahogany Drive Calgary Alberta

\$580,000

Welcome to 31 Mahogany Drive, Calgary. Discover the perfect blend of modern living and the prime location in this stunning end-unit townhouse in the highly sought-after Mahogany neighbourhood! This home boasts three spacious bedrooms, 2.5 baths, and a double detached garage, all designed to meet your needs. Key Features : No Condo Fees! Enjoy the freedom of fee-simple ownership. Open-Concept Floor Plan: The main level is bathed in natural light, creating a bright, inviting space perfect for entertaining or family time. Imagination Awaits in the Basement: The unfinished basement provides a blank canvas to craft your dream space—a home gym, theatre, or additional living quarters. Safe and Vibrant Community: Nestled in one of Calgary's most desirable neighbourhoods, Mahogany offers lake access, parks, schools, and walking paths, making it a perfect place for families. Modern Amenities: At approximately 1,340 sqft, this home features high ceilings, contemporary finishes, and a thoughtfully designed layout that maximizes comfort and convenience. Location Highlights: Located in Mahogany, you'll enjoy quick access to major roadways, shopping centers, and recreational facilities while being part of a vibrant, community-focused environment. Experience the tranquillity of a lakeside setting with no condo fees to worry about! Don't miss your chance to own this incredible property in a premium location. Contact your favourite Realtor today to schedule a showing and envision your life in this remarkable home! The tenant has not provided consent for photos to be taken with their items, so current inside photos are not posted, but here are photos from a past rental listing site (before the tenants moved in) that provide a glimpse of how the inside looks -

<https://drive.google.com/drive/folders/1AD3bbVgzxH6WPY7q06HKIsjS7GQRjjRm?usp=sharing> (id:6769)

3pc Bathroom 5.00 Ft x 10.42 Ft  
4pc Bathroom 5.00 Ft x 7.92 Ft  
Bedroom 9.25 Ft x 10.17 Ft  
Bedroom 10.17 Ft x 10.00 Ft  
Primary Bedroom 13.75 Ft x 11.58 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft  
Dining room 15.25 Ft x 8.83 Ft  
Kitchen 13.33 Ft x 10.92 Ft  
Living room 15.00 Ft x 13.08 Ft  
Other 5.00 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<http://www.conradaglah.com/>

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