

\$549,900 - 69 Marine Drive Se, Calgary

MLS® #A2130006

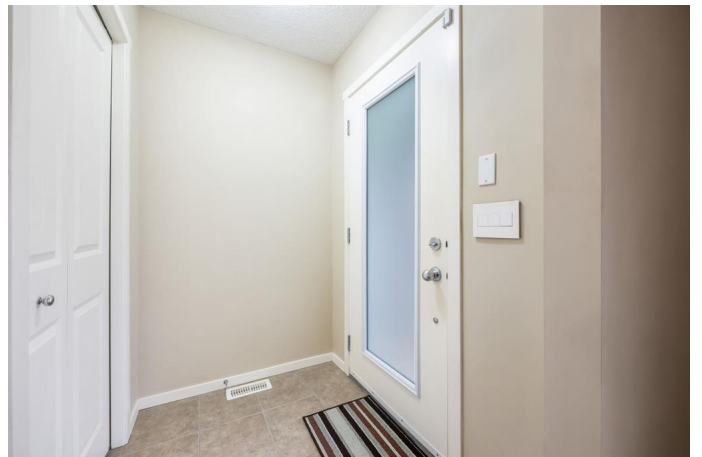
\$549,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Located in Mahogany, one of Calgary's most DESIRABLE communities, this charming home offers Modern Convenience and Serene Lakeside Living. Mahogany is renowned for its Beautiful Lake, Numerous Parks, and Vibrant Community Atmosphere, making it an ideal location for Families and Individuals. This delightful home features Three Spacious Bedrooms and 2.5 Bathrooms, including a Luxurious 4-Piece Ensuite and AIR CONDITIONING. With 1,344 square feet of living space, the home boasts an Open Layout that seamlessly integrates the Living, Dining, and Kitchen areas. This Open Design creates an Inviting and Spacious Environment perfect for Entertaining and Everyday Living. Additionally, this home comes with the added benefit of NO CONDO FEES! The Kitchen is a standout feature, equipped with High-Quality STAINLESS STEEL APPLIANCES, QUARTZ Countertops, and ample Cabinetry for storage. The Kitchen Island adds additional workspace and doubles as a Breakfast Bar, making it a central hub for Family Gatherings and Casual Dining. The Cozy Living Room, adjacent to the Kitchen, is ideal for Relaxing with Family or Hosting Friends. Large Windows allow Natural Light to flood the living room, enhancing the Open and Airy feel of the home. The Dining Area is perfectly positioned for both Formal Meals and Casual Dining. Upstairs, the Master Bedroom offers a Spacious Layout with a Walk-In Closet and an Elegant 4-Piece Ensuite Bathroom. The two additional



Bedrooms are Well-Sized, perfect for Children, Guests, or a Home Office, and share a Well-Appointed Full Bathroom. This home also features a Detached DOUBLE Car Garage, providing Secure and Convenient Parking as well as Additional Storage Space. The Undeveloped Basement, with a rough-in for a bathroom, presents a unique opportunity for customization. Residents enjoy access to Mahogany Lake and 22 Kilometers of Paved Walkways, offering ample opportunities for Outdoor Activities. The home is conveniently located near MULTIPLE Schools, Playgrounds, Parks, and Shopping Centers, ensuring that daily necessities and leisure activities are always within reach. Overall, this home in Mahogany is a perfect blend of Comfort, Style, and Convenience in one of Calgary's most sought-after neighborhoods.

Built in 2014

Essential Information

MLS® #	A2130006
Price	\$549,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	69 Marine Drive Se
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Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V9

Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 10th, 2024
Days on Market	17
Zoning	R-2M
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	BECK Real Estate Ltd.
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