

# **\$575,000 - 63 Marine Drive Se, Calgary**

MLS® #A2214699

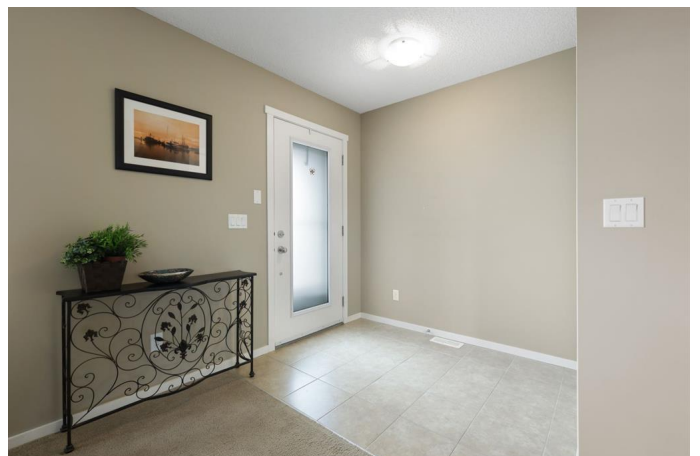
**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to this amazing townhome, with NO CONDO FEES in the desired LAKE Community of Mahogany, in SE Calgary! This community has great schools, with 2 elementary schools being within walking distance, parks with one across the street and local shopping, amenities and full lake access year round, as well as quick access to Stoney Trail and Deerfoot for easy commuting ! This 3 Bedroom, 2.5 Bathroom townhome welcomes you with a perfectly laid out open floor plan on the main level, which accommodates a foyer, family room, dining area, full kitchen and a 2 piece bathroom. Enjoy the flow from the family room through the dining room and into the kitchen which looks onto the back yard! The kitchen has a large pantry, island and all stainless steel appliances ! The upstairs has a 4 piece bathroom, 3 Bedrooms, with 2 good sized bedrooms and 1 primary room with 2 large walk in closets and an ensuite! The unfinished basement has a brand new furnace, and awaits your creative design ! In the back yard you'll find a large deck, and pergola and yard for kids or pets and is complete with a 2 car detached garage ! Enjoy all the amenities that this lake community has to offer with the beach, splash pad, tennis courts, volleyball, boating or paddle boarding in the summer and skating, skiing, snowshoeing in the winter, just to name a few! Setup a private showing, you WON'T be disappointed !



Built in 2014

## Essential Information

MLS® #	A2214699
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	63 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1V9

## Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

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

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R-2M
HOA Fees	555
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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