

\$600,000 - 249 Masters Avenue Se, Calgary

MLS® #A2252465

\$600,000

3 Bedroom, 3.00 Bathroom, 1,441 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

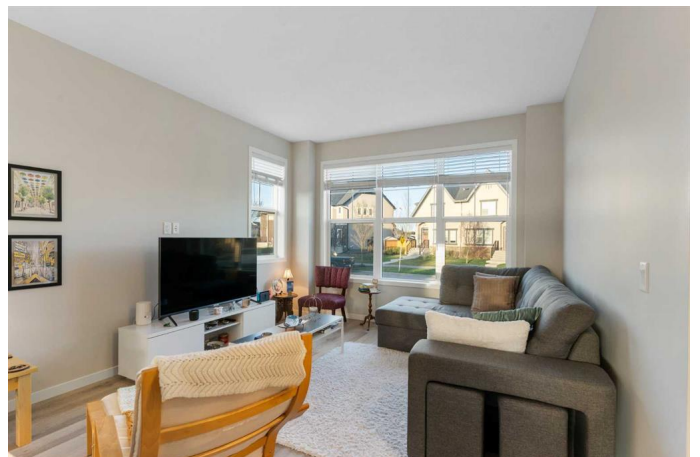
"Open House - Oct 3 4-530p & Oct 4 2-4pm & Oct 5 2-4pm* Welcome to this beautifully finished 3-bedroom, 2.5-bath detached home in the vibrant, amenity-rich lake community of Mahogany. Offering 1,441 square feet above grade and upgraded to 9-foot basement clearance, this home blends stylish design with everyday functionality in one of Calgary's most sought-after neighbourhoods.

Step inside to discover high ceilings on the main and an open-concept floorplan featuring midnight blue kitchen cabinetry, sleek stone countertops throughout, and a premium Blanco Horizon undermount sink. The space is as practical as it is striking, with a front-load washer and dryer conveniently located in the upstairs laundry.

The elegant primary suite includes a spacious walk-in closet and a private 3-piece ensuite, while two additional bedrooms provide space for family, guests, or a home office. From top to bottom, the home is thoughtfully finished with a refined, modern touch.

The basement can be finished to give a spacious and airy feel with the high ceilings. There is ample room and an egress window for a generous sized bedroom and also the ability to utilize the existing rough-in for a full bathroom development.

Outside, enjoy a low-maintenance front yard, a fully fenced backyard for added privacy, and paved lane access to your oversized parking



pad. You're just 1 km from the Mahogany Beach Houseâ€”offering year-round recreation like swimming, fishing, tennis, paddleboarding, skating (including a 2.4 km skating path), hockey, volleyball, playgrounds, a gymnasium, splash park, basketball courts, and even firepits for cozy evenings.

Whether you're an active family or looking for a peaceful retreat in a lake community, this home delivers on all fronts. Book your private tour today and experience the best of Mahogany living!

Built in 2021

Essential Information

MLS® #	A2252465
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	249 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C1

Amenities

Amenities	Beach Access, Clubhouse, Gazebo, Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Picnic Area
Parking Spaces	3
Parking	Off Street, Parking Pad, Alley Access, On Street

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.