$595,900 - 117 Marine Drive Se, Calgary

MLS® #A2224405

$595,900
4 Bedroom, 4.00 Bathroom, 1,349 sqft
Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to 117 Marine Drive SE, a beautifully crafted 2-storey townhome with NO CONDO FEES located in the award-winning lake community of Mahogany. Perfectly positioned just steps from the lake and park gates, this home blends style, comfort, and convenience for exceptional everyday living. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement, this property is ideal for families, professionals, or anyone looking to enjoy the best of lakeside living. From the moment you step inside, youâ€™ll appreciate the upgraded laminate flooring, expansive windows, and open-concept design that seamlessly integrates the living room, dining area, and kitchen. Whether youâ€™re hosting guests or enjoying a quiet evening at home, this space offers both warmth and functionality. The kitchen is a standout feature, boasting quartz countertops, a generous island with a double sink, and plenty of cabinetry for storage. Sunlight pours in through large windows, creating a bright and welcoming atmosphere throughout. A convenient half bath is tucked away on the main floor, making entertaining easy and practical. Upstairs, youâ€™ll find three well-appointed bedrooms, all with lake viewsâ€”a rare and desirable feature. The primary suite is a true retreat, featuring a private 3-piece ensuite and a walk-in closet with ample storage. A full 4-piece bathroom serves the additional bedrooms, while a built-in hallway storage nook adds functionality and thoughtful design. The fully finished basement

offers even more versatility, with a spacious fourth bedroom, another full bathroom, a bonus/flex area perfect for a home office or playroom, and a laundry room with additional space for storage or organization. Step outside to your private, fully fenced backyard, complete with a deckâ€”perfect for barbecues, relaxing with family, or enjoying warm summer evenings. The detached double garage offers secure parking and extra storage, and fresh painting throughout the home makes it look and feel brand new! All of this is set within Mahogany, one of Calgaryâ€™s most sought-after neighbourhoods, known for its lake access, beach club, scenic pathways, parks, playgrounds, and vibrant community spirit. Just minutes from shopping, dining, schools, and transit, this is an opportunity to live in a home that truly has it all. Donâ€™t miss outâ€”come experience the Mahogany lifestyle at 117 Marine Drive SE!

Built in 2014

Essential Information

MLS® #	A2224405
Price	$595,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,349
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	117 Marine Drive Se

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V9

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 28th, 2025
Days on Market	17
Zoning	R-2M
HOA Fees	586
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals

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