

23 Marine Drive SE
Calgary, Alberta

MLS # A2220084



\$589,900

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| Division: | Mahogany | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,459 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Close to Clubhouse, Front Yard, Low Maintenance La | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: N/A

Live the ultimate lake lifestyle in this spacious, upgraded, move-in ready end unit townhome in Mahogany—one of Calgary’s most sought-after communities. With 4 bedrooms, 4 bathrooms, it’s one of the largest townhomes in the area—ideal for families or anyone needing extra room. Highlights include central A/C, a double garage, fully finished basement, extra-wide lot with a fully fenced yard, and low-maintenance Hardie board exterior. Inside, enjoy fresh paint, champagne gold hardware, granite counters, a large island, and a new stainless steel fridge. The upper level offers a generous primary suite that easily fits a king bed with room to spare, along with walk in closet and a private ensuite. Two more bedrooms, office and a full bath complete the level. Steps from schools, parks, and walking paths, this home is perfectly placed to enjoy everything Mahogany has to offer. The 64-acre lake—the largest in the city—features three beaches, year-round recreation, and over 265 acres of green space. A scenic 10-minute stroll along the lake leads to Westman Village, where you’ll find restaurants, cafés, fitness studios, and boutique shops. This is lake living at its best—book your private showing today!