

# \$575,000 - 143 Masters Square Se, Calgary

MLS® #A2193146

**\$575,000**

2 Bedroom, 3.00 Bathroom, 1,172 sqft  
Residential on 0.01 Acres

Mahogany, Calgary, Alberta

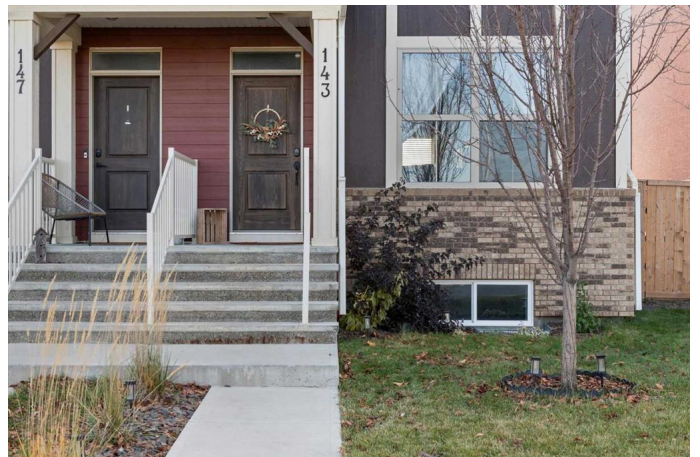
Welcome to this stunning duplex in the highly sought-after community of Mahogany, perfectly situated directly across from a beautiful park.

The vibrant exterior warmly invites you in, and as you step inside, you're greeted by an open-concept main floor thoughtfully designed to maximize space and comfort. At the front of the home, the spacious living room features a large window that floods the space with natural light, creating a bright and welcoming atmosphere.

The kitchen is a perfect blend of style and functionality, boasting granite countertops, a central island with a breakfast bar, tall ceiling-height cabinetry, pot and pan drawers, and sleek stainless steel appliances—including a gas stove. For added convenience, a 2-piece bathroom and mudroom are thoughtfully positioned at the back of the home.

Step outside to the expansive backyard and deck, where you'll find ample space for outdoor furniture, plus a gas BBQ hookup—ideal for making the most of Calgary's warmer months.

Upstairs, you'll find two generously sized bedrooms, each featuring large windows that fill the rooms with abundant natural light. The primary suite offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. The second bedroom also features ample closet space and its own 3-piece ensuite with a bathtub, offering flexibility for



guests or children to enjoy their own private retreat. Conveniently located between the bedrooms is a dedicated laundry room for added ease.

The finished basement provides a spacious rec room, perfect for family gatherings or versatile enough to suit a variety of needs. The utility room includes a high-efficiency furnace and hot water heater, rough-ins for a future bathroom (with framing ready for a bathroom door), and is prepped for a third bedroom with an egress window and central vacuum installation.

This home is a perfect fit for first-time homeowners, professionals, small families, and down-sizers alike. With the park just steps away, lake access, convenient shopping, and a variety of dining options nearby, this location offers the ideal balance of community and convenience. Don't miss your chance to make this beautiful home yours!

Built in 2017

### **Essential Information**

MLS® #	A2193146
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.01
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	143 Masters Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2M6

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	52
Zoning	R-2M
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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