

\$585,000 - 198 Masters Avenue Se, Calgary

MLS® #A2091364

\$585,000

3 Bedroom, 4.00 Bathroom, 1,088 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive income! Fully developed, 3 total bedrooms & 3.5 baths!

Step inside and prepare to be wowed by the open-concept main floor plan, perfect for hosting epic gatherings or cozy nights in with loved ones. Want more? How about a front lifestyle room AND a smartly designed rear kitchen and dining area? That's right, we've got it all.

Upstairs boasts not one but TWO master bedrooms, each with its own ensuite and walk-in closet big enough to fit all your king-sized bed dreams (and extra furniture too). Talk about EQUALITY!

But wait, there's more! This prime location is steps away from the Mahogany wetlands where you can immerse yourself in nature or take a leisurely stroll down to the main beach for some sun-kissed relaxation. It's like having your own personal vacation spot right at your doorstep.

So whether you're a young professional looking for a trendy pad, an empty nester seeking low-maintenance living or a young family craving space and convenience - this home has got you covered. But don't just take our word for it, come see for yourself and



make this aweome home yours today! Prices are continuing to climb so now is the time to take this opportunity into consideration! Let's go see it!

Built in 2016

Essential Information

MLS® #	A2091364
Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,088
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	198 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2B7

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Room, Visitor Parking, Dog Park, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz
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Appliances Counters, Soaking Tub, Vinyl
Dishwasher, Dryer, Gas Range, Washing
Washer

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Private

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete



Additional Information

Date Listed November 3rd, 2023

Days on Market 598

Zoning R2-M

HOA Fees 584

HOA Fees Freq. ANN

Listing Details

Listing Office REAL BROKER

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