

# \$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

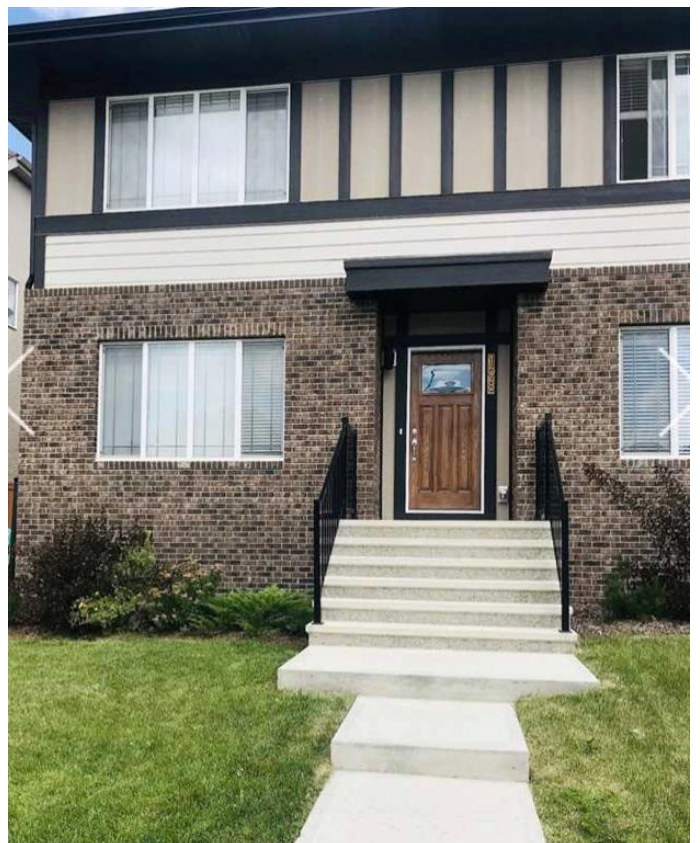
YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive 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 Facilities, Recreation Room, Visitor Parking, Dog Park, Racquet Courts
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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Counters, Soaking Tub, Vinyl  
 Appliances Dishwasher, Dryer, Gas Range, Dishwasher  
 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 526  
 Zoning R2-M  
 HOA Fees 584  
 HOA Fees Freq. ANN

**Listing Details**

Listing Office REAL BROKER

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