

# \$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

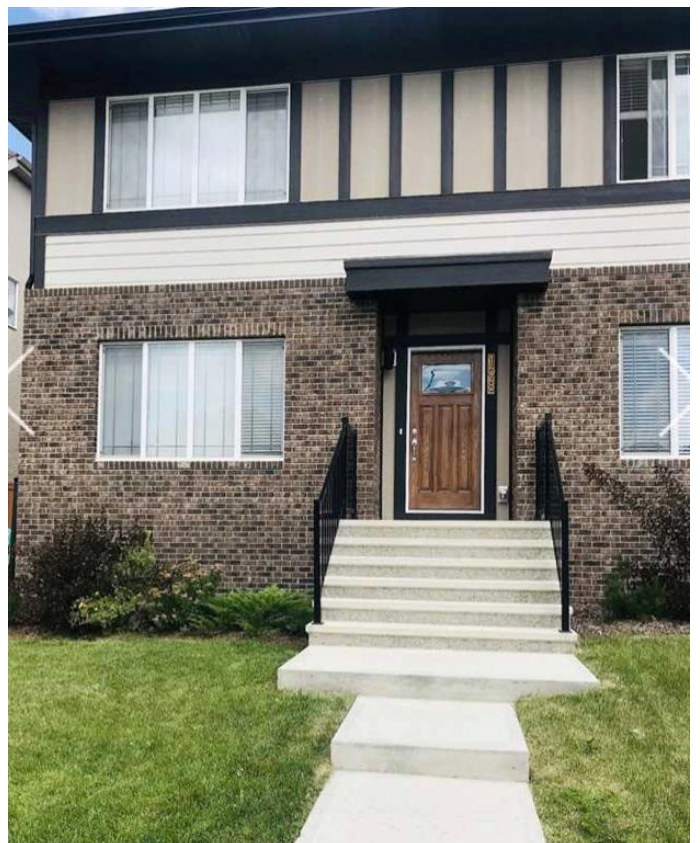
YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive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

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 524  
 Zoning R2-M  
 HOA Fees 584  
 HOA Fees Freq. ANN

**Listing Details**

Listing Office REAL BROKER

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.