# \$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

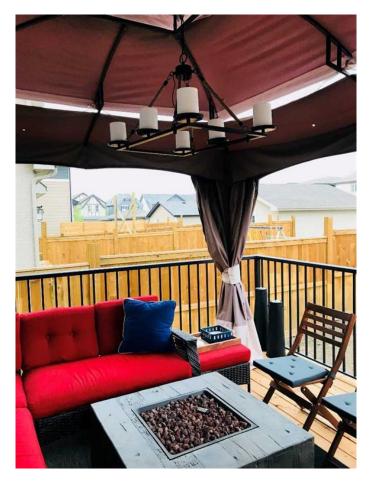
YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive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

Dishwasher, Dryer, Gas Ra **Appliances** 

Washer

High Efficiency, Forced Air, N Heating

Cooling None Yes Has Basement

Finished, Full Basement

**Exterior** 

Exterior Features Private Yard

Lot Description

Landscaped, Level, Private

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation **Poured Concrete** 

**Additional Information** 

Date Listed November 3rd, 2023

Days on Market 551

Zoning R2-M

**HOA Fees** 584

HOA Fees Freq. **ANN** 

**Listing Details** 

**REAL BROKER Listing Office** 

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Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard,