

# \$679,000 - 709 Marine Drive Se, Calgary

MLS® #A2252552

**\$679,000**

3 Bedroom, 3.00 Bathroom, 897 sqft

Residential on 0.05 Acres

Mahogany, Calgary, Alberta

PRICE REDUCED! Exceptional bungalow villa with NO CONDO FEES in incredible condition that's barely been lived in. The open concept main floor has a large, bright living room, dining room that easily seats 8-10 for dinner, a chef's kitchen with stainless steel appliances, large island with seating for 3, pantry and plenty of cupboard space. The master with full ensuite and walk in closet is tucked to the rear of the main floor, and laundry and a powder room are conveniently located off the hall. The entire main level has engineered hardwood and tile, so it's easy to keep clean and is very durable. The lower level is fully finished with 2 additional large bedrooms, each with walk in closets, a third bathroom, and large family room. There is also extensive storage under the stairs. Upgrades include central A/C, water softener, high end flooring and carpet, cabinets, stainless appliances, lighting and plumbing fixtures, and BBQ gas line. There is a detached double garage, private yard and incredible raspberry patch in the rear yard.

Built in 2019

## Essential Information

MLS® #	A2252552
Price	\$679,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	897
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	709 Marine Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	10
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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