

\$774,900 - 111 Mercado Crescent Se, Calgary

MLS® #A2268565

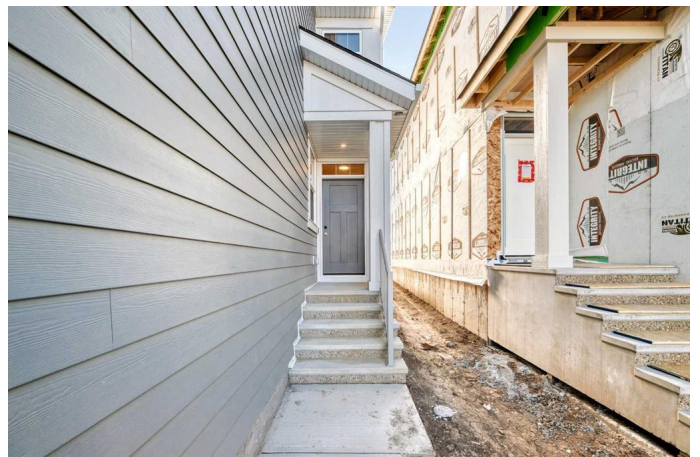
\$774,900

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to the Kalara—where modern design, flexible living, and everyday functionality come together in one beautifully planned home. A bright, open-concept main floor connects the kitchen, dining, and lifestyle areas, all oriented to a desirable south-facing backyard that fills the space with natural light. The kitchen is a true standout with modern grey cabinetry carried to the bulkhead, black hardware, white quartz counters, a stacked subway tile backsplash, and stainless steel appliances. Thoughtful touches—like pot lighting and clever added storage under the island—make this space as practical as it is stylish. A versatile main-floor flex room adapts easily to a home office, study, or playroom, while upstairs a central loft offers an ideal media zone or reading nook. The upper floor is headlined by a smartly designed laundry room that connects directly to the primary ensuite—streamlining daily routines—alongside a serene primary retreat and two additional bedrooms for family or guests. Designed with tomorrow in mind, the home features a 9' foundation and a secondary side entrance, creating excellent potential for future basement development—think guest or in-law space, or a suite configuration (subject to city/municipality approval and permitting). With its balanced layout, quality finishes, and room to grow, the Kalara nails comfort, function, and value. Set in Mahogany—one of Calgary's most sought-after lake



communitiesâ€”youâ€™ll enjoy a 63-acre freshwater lake, two private beaches, and an extensive network of parks, pathways, and wetlands. Everyday essentials are close at hand with plentiful nearby shops and services, plus quick access to schools and the South Health Campus. Itâ€™s an active, four-season lifestyle wrapped in a vibrant communityâ€”an easy place to love calling home.

Built in 2025

Essential Information

MLS® #	A2268565
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,092
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	111 Mercado Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4C9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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