\$594,900 - 1075 Mahogany Boulevard Se, Calgary

MLS® #A2256951

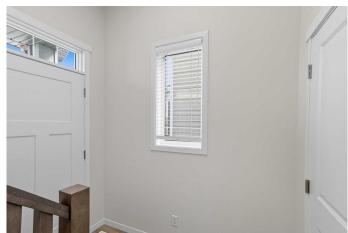
\$594,900

3 Bedroom, 3.00 Bathroom, 1,700 sqft Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to 1075 Mahogany Boulevard SE, a pristine semi-detached home with nearly 1,700 sq. ft. of above-grade living space and a spacious basement offering huge future potential. Located in the sought-after lake community of Mahogany, this property blends contemporary design with family-friendly functionality. The main floor features a bright, **OPEN-CONCEPT LAYOUT where expansive** windows fill the living, dining, and kitchen areas with natural light. The CHEF-INSPIRED KITCHEN showcases FULL-HEIGHT CABINETRY TO THE CEILING, ELEGANT QUARTZ COUNTERTOPS, UPGRADED STAINLESS APPLIANCES, a SEPARATE HOOD FAN, BUILT-IN MICROWAVE, and a BUILT-IN WATER FILTER at the sink. A VERSATILE DEN/BEDROOM on this level adds flexibility for a HOME OFFICE, GUEST ROOM, or PLAY SPACE. Upstairs, unwind in the PRIMARY SUITE with a STYLISH 4-PIECE ENSUITE, while TWO ADDITIONAL SPACIOUS BEDROOMS share a SLEEK 3-PIECE MAIN BATH. A BONUS ROOM and UPPER-LEVEL LAUNDRY provide extra convenience for busy families. The basement offers 9-FT CEILINGS, TWO LARGE WINDOWS, and ROUGH-IN PLUMBING for a future bathroom, creating endless possibilities for a SUITE (subject to approvals), GYM, MEDIA ROOM, or EXTRA LIVING SPACE. A REAR DECK extends the living area outdoors. Enjoy year-round recreation with Mahogany's LAKE, BEACHES, PARKS,







TRAILS, SHOPPING, DINING, and SCHOOLS all close by. Move-in ready and impeccably maintained, this home delivers SPACE, STYLE, and a PRIME LOCATION, schedule your showing today.

Built in 2024

Essential Information

MLS® # A2256951 Price \$594,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,700 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 1075 Mahogany Boulevard Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3X4

Amenities

Amenities Beach Access, Clubhouse, Dog Park, Park, Picnic Area, Pool, Racquet

Courts, Recreation Facilities, Visitor Parking

Parking Spaces 4

Parking Additional Parking, Alley Access, Oversized, Parking Pad

Interior

Interior Features Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Barbecue, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Level, Private

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2025

Days on Market 50

Zoning R-G

HOA Fees 585

HOA Fees Freq. MON

Listing Details

Listing Office Town Residential

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