

# \$625,000 - 1075 Mahogany Boulevard Se, Calgary

MLS® #A2256951

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

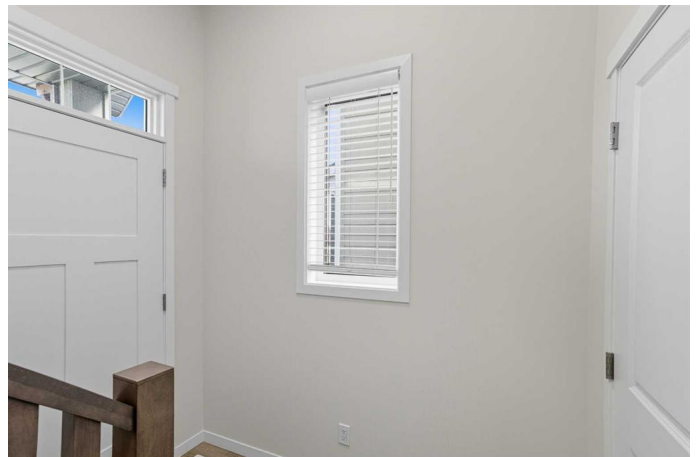
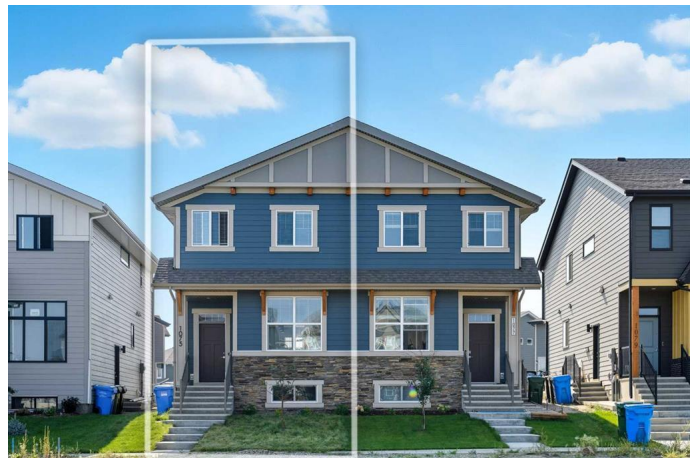
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

\*\*\*\*\*OPEN HOUSE SUNDAY SEPT 14 | 2â€“5

PM\*\*\*\*\* 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 Mahoganyâ€™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 locationâ€™s schedule your showing today.

Built in 2024

Essential Information

MLS® #	A2256951
Price	\$625,000
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, Racquet Courts, Recreation Facilities, Visitor Parking, Pool
Parking Spaces	4
Parking	Alley Access, Oversized, Parking Pad, Additional Parking

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Smart Home
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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
Zoning	R-G
HOA Fees	585
HOA Fees Freq.	MON

## Listing Details

Listing Office	Town Residential
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