$619,900 - 971 Mahogany Boulevard Se, Calgary

MLS® #A2217456

$619,900

4 Bedroom, 4.00 Bathroom, 1,475 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Located in the vibrant and highly sought-after lake community of Mahogany, this beautifully maintained and thoughtfully designed half duplex is ready to welcome its new owners. With fantastic curb appeal and a welcoming front entry, this home offers over 2,000 sq. ft. of developed living space, including 4 bedroomsâ€"plenty of room for a growing family. From the moment you walk in, youâ€™ll appreciate the open-concept floor plan, the inviting dining area, and a stylish kitchen at the heart of the home. Featuring quartz countertops, stainless steel appliances, and a well-curated colour palette, this kitchen is perfect for both everyday living and entertaining. The bright and spacious living room overlooks the beautifully landscaped backyard. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and a 4-piece ensuite complete with upgraded tile and quartz counters. Two additional bedrooms are generously sized and filled with natural lightâ€"ideal for kids, guests, or a home office. Youâ€™ll also love the convenience of the upstairs laundry, located right next to the main 4-piece bathroom. The fully finished basement includes a fourth bedroom, a versatile rec room perfect for movie nights or playtime, and a convenient 2-piece bathroomâ€"ideal for guests or family hangouts. Youâ€™ll also find ample storage space throughout, keeping everything organized and tucked away. Step outside into the backyard oasis, complete with a deck, and landscaping. Making it the the

perfect spot for summer evenings with friends and family. The oversized double detached garage provides plenty of space for larger vehicles or extra storage. Located in Mahogany—a community built around connection—you're close to schools, walking paths, shops, restaurants, and, of course, the lake. This is more than a house—it's a place to call home. Book your showing today!

Built in 2021

Essential Information

MLS® #	A2217456
Price	$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,475
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	971 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W7

Amenities

Amenities	Beach Access
Parking Spaces	4

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District