

# \$530,000 - 612 Mahogany Boulevard Se, Calgary

MLS® #A2237560

**\$530,000**

2 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to 612 Mahogany Blvd SE â€” a beautifully maintained home that truly checks all the boxes! Located in the heart of Calgaryâ€™s premier lake community, this property offers a lifestyle of comfort, convenience, and year-round recreation. Step inside to an inviting open-concept layout with 9-foot ceilings and an abundance of natural light. The main level features a stylish kitchen with custom white cabinetry, stainless steel appliances, and plenty of space to entertain or unwind. Enjoy summer mornings on your charming front porch and sunny afternoons in the south-facing backyard â€” perfect for BBQs or gardening.

Upstairs youâ€™ll find dual primary bedrooms, each complete with its own walk-in closet and private full ensuite, offering the ideal setup for roommates, guests, or a growing family. Bonus: the home is equipped with central A/C for those hot summer days. The undeveloped basement offers a fantastic opportunity to customize and add value, with a wide open layout ready for your personal touch. Ideally situated near schools, parks, transit, shopping, restaurants, and just minutes to Mahogany Lake, this home offers unmatched access to everything the community has to offer. Whether you're a first-time buyer, downsizer, or investor â€” this is one you donâ€™t want to miss!

Built in 2014



## Essential Information

MLS® #	A2237560
Price	\$530,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	612 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X9

## Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
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Lot Description	Back Lane, City Lot, Close to Clubhouse, Landscaped, Level, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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