

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

MLS® #A2256951

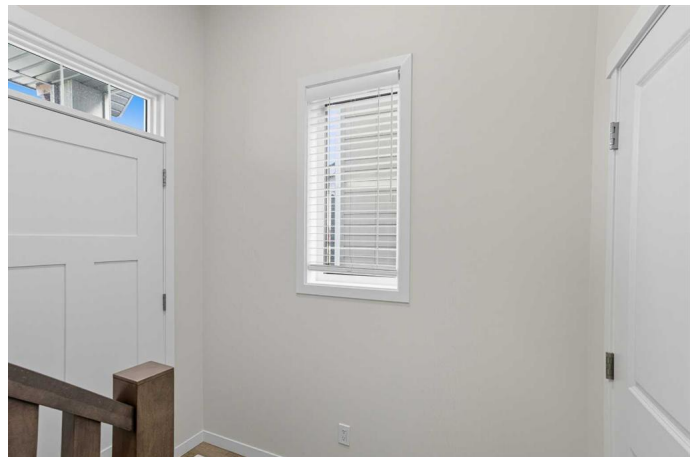
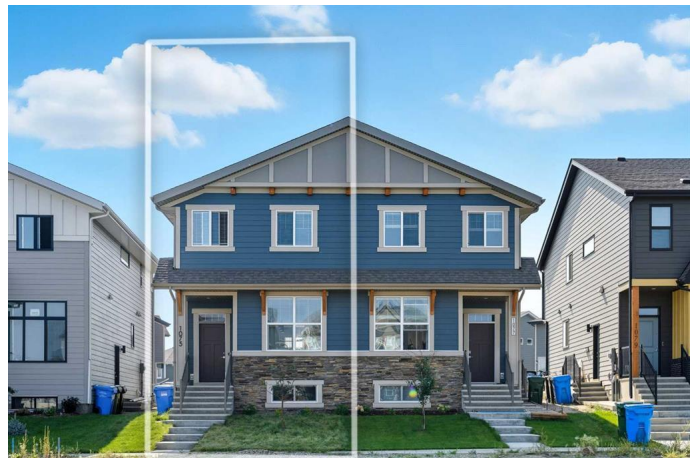
**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

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	\$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	Additional Parking, Alley Access, Oversized, Parking Pad

**Interior**

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings,
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	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	2
Zoning	R-G
HOA Fees	585
HOA Fees Freq.	MON

## Listing Details

Listing Office	Town Residential
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