

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

MLS® #A2268691

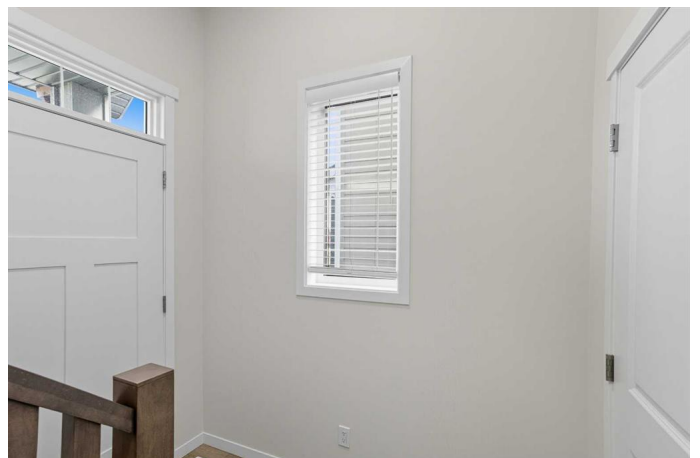
**\$594,900**

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® #         | A2268691               |
| 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, Park, Picnic Area, Pool, Recreation Facilities, Visitor Parking, Dog Park, Racquet Courts |
| 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                                                                                                                                                               |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Barbecue, Lighting, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Level, Private               |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Wood Frame, Cement Fiber Board              |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 585                |
| HOA Fees Freq. | MON                |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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