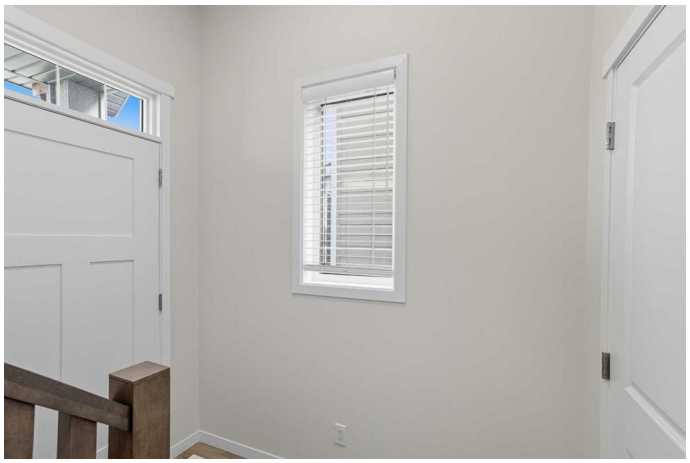
$625,000 - 1075 Mahogany Boulevard Se, Calgary

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 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 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,

	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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.