

# \$579,900 - 970 Mahogany Boulevard Se, Calgary

MLS® #A2205676

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Great starter home in one of the Best Lake communities in Calgary - Mahogany | 3 Bedrooms | 2.5 Bathrooms | West backyard | 1381 sqft. Welcome to 970 Mahogany Boulevard SE, this 2021 year built semi-detached home is the perfect blend of style, comfort, and convenience and has everything you need for a young family. Step inside and feel instantly at home! The bright, open-concept main floor is perfect for both entertaining and everyday living. The modern white kitchen boasts gorgeous white quartz countertops, sleek stainless steel appliances, and a spacious island—ideal for hosting gatherings or preparing your favorite meals. The inviting living and dining areas are flooded with natural light from your west facing windows, creating a warm and welcoming ambiance. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and a 3-piece ensuite with a shower and upgraded quartz countertop. Two additional bedrooms and a full bathroom complete the second floor. The unfinished basement has a washer and dryer and offers endless potential, allowing you to customize the space to suit your needs. Outside, the fenced backyard and deck are perfect for summer BBQs, with a convenient gas line hookup ready to go! Parking is effortless with an oversized pad and alley access for two vehicles. But the best part? You™ll be living in one of Calgary™s most sought-after communities, with year-round access to Mahogany™s private



lake, clubhouse, parks, playgrounds, tennis courts, and scenic walking trails. Plus, schools, shopping, and major roadways are just minutes away. Don't miss out on this incredible opportunity"schedule your private viewing today and fall in love!

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205676               |
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,382                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 970 Mahogany Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 2X3                   |

**Amenities**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 2                                                                                                  |
| Parking        | Alley Access, Parking Pad                                                                          |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 39               |
| Zoning         | R-G              |
| HOA Fees       | 575              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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