

\$614,900 - 964 Mahogany Boulevard Se, Calgary

MLS® #A2249077

\$614,900

3 Bedroom, 3.00 Bathroom, 1,490 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

LAKE LIVING IN MAHOGANY | STEPS TO THE BEACH CLUB & LAKE Welcome to Mahogany Lake, Calgary's premier four-season lake community offering a lifestyle beyond compare. This prime location puts you just steps from the Beach Club, sandy beaches, ponds, ice rink, parks, pathways, two schools, shopping, sports fields, bike trails, South Health Campus, transit, and major south expressways. Known for its safety, sense of community, and resort-style amenities, Mahogany is where every day feels like a vacation. From the moment you arrive, the rich curb appeal stands out with Hardie Board siding, stone accents, mature landscaping, and concrete walkways. Inside, this home breaks away from the cookie-cutter mold with a modern, thoughtfully curated design. At the heart of the home is the CHEF'S kitchen featuring upgraded stainless steel appliances, full-height European-style cabinetry, quartz countertops, full-wall subway tile backsplash, a central island with flush eating bar and extra storage, plus an undermount granite sink. All of this overlooks an oversized front dining room perfect for hosting family and friends. The main floor also offers a welcoming foyer, living room with tiled gas fireplace, back mudroom, and 2-piece powder room. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite. Two additional bedrooms, a full bathroom, and an upstairs laundry closet complete the level. Step outside



to your sunny west-facing backyard featuring an 18â€™ x 16â€™ composite deck”perfect for BBQs and summer evenings”plus a double detached garage and full fencing. The covered front porch with bold column details creates a charming space to greet guests or enjoy your morning coffee. Upgrades include: Central A/C, Luxury vinyl plank flooring, Upgraded plumbing & lighting fixtures, Exclusive Lake Access: Mahogany residents enjoy the Central Beach Club with sandy beaches, splash park, tennis courts, playgrounds, fishing pier, and non-motorized marina”offering recreation year-round. This is more than a home”itâ€™s a lifestyle. Fall 2025 possession available. Call your friendly REALTOR® to arrange your private showing today.

Built in 2019

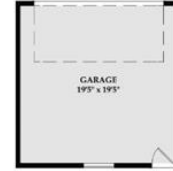
Essential Information

MLS® #	A2249077
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	964 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary

County Calgary
Province Alberta
Postal Code T3M 2X3



964 MAHOGANY BOULEVARD SE
WECA MEASUREMENT STANDARDS - CALGARY AB
MAIN LEVEL (AG) - 744.76 Sq.Ft. / 69.19 m²
UPPER LEVEL (AG) - 744.76 Sq.Ft. / 69.19 m²
TOTAL ABOVE GRADE RMS SIZE - 1489.52 Sq.Ft. / 138.38 m²

Amenities

Amenities Beach Access, Clubhouse, Playground, Recreation Facility
Parking Spaces 2
Parking Double Garage Detached, Concrete Side By Side
of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizer, Floorplan, Pantry, Quartz Countertops, Storage, Vinyl Windows, Wall-to-Wall Carpeting
Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator
Heating Forced Air, Natural Gas, Exhaust Fan
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Gas, Mantle, Tile
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2025
Days on Market 3
Zoning R-2M
HOA Fees 571
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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