

# \$564,900 - 1001 Mahogany Boulevard Se, Calgary

MLS® #A2221649

**\$564,900**

2 Bedroom, 4.00 Bathroom, 1,163 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

STOP SCROLLING—this Mahogany beauty is the one you’ve been waiting for. Set on a sun-soaked corner lot with one of the largest backyards in the area, this jaw-dropping, semi-detached showpiece is packed with designer-level finishings, magazine-worthy style, and major lifestyle appeal. From the moment you pull up, it’s clear—this is not your average duplex. Think: modern, elevated, and effortless. Inside, it’s flooded with natural light, dressed in on-trend finishes, and laid out perfectly for entertaining, relaxing, and everyday living. The kitchen is sleek and stylish, featuring quartz counters, stainless appliances (including gas stove), and a generous island with extra storage. The dining area features a massive window making this space feel bright and airy - it's perfect for hosting intimate dinner parties or weekend brunch with friends. The two large bedrooms upstairs each come with their own private ensuite, offering the feel of a luxury hotel suite—perfect for roommates, guests, or a growing family. You’ll love the convenience of 3.5 bathrooms, including a beautifully finished full bathroom in the basement. Speaking of the basement—this space is an absolute bonus. Fully finished, with a massive rec room that can easily be transformed into a third bedroom, home office, gym, or media room—it’s the kind of flexible space today’s buyers are craving. Outside, the east-facing backyard steals the show. A two-tiered deck offers endless options



for morning coffees, sunny afternoons, and evening get-togethers under the stars. Bonus—this home comes with central air conditioning and the backyard shed stays for added storage. All of this in Mahogany, one of Calgary’s most sought-after lake communities, with private beach access, shopping, schools, restaurants, and endless walking trails just outside your door. This isn’t just a home—it’s a lifestyle upgrade. And it won’t last long. Book your showing before it’s gone!

Built in 2019

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2221649               |
| Price          | \$564,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.08                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1001 Mahogany Boulevard Se |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3E4                    |

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 | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                           |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Composite Siding, Wood Frame               |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | R-2M           |
| HOA Fees       | 581            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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