

\$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 | 25 |
| Zoning | R-2M |
| HOA Fees | 581 |
| HOA Fees Freq. | ANN |

Listing Details

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

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