

# \$829,000 - 428 Mahogany Boulevard Se, Calgary

MLS® #A2254179

**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

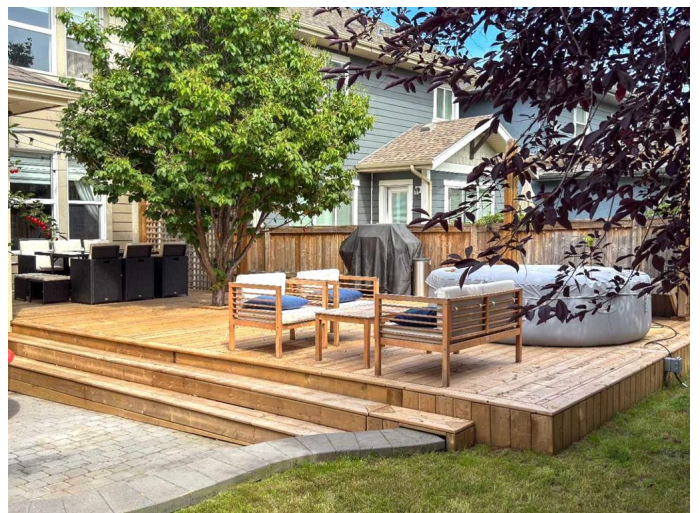
This one just feels right the moment you step inside. Set in the heart of Mahogany—ranked one of Calgary’s top neighbourhoods by *\*Avenue\** magazine—this home offers a layout that’s clean, functional, and perfectly balanced with space exactly where you need it.

The main floor is open and bright, anchored by a refreshed kitchen with quartz countertops, a full walkthrough pantry, island seating, and stainless steel appliances. Living and dining areas flow seamlessly, filled with natural light and durable finishes that stand up to real life. An entertainer’s dream.

Upstairs, three inviting bedrooms include a primary suite with walk-in closet and private ensuite. A versatile bonus room is ready for movie nights, a play space, or a home office, with the convenience of laundry right here too.

The finished basement is a true extension of your living space, perfect for a gym, guest room, hobby zone, or a second TV hangout.

Step outside and you’ll find a private yard designed for all-day enjoyment. Southern exposure, mature trees, and endless sunshine make it the perfect backdrop for summer evenings or weekend entertaining. Out front, the heated professionally finished double garage with overhead storage and a mechanical lift keeps your gear tucked away



but easy to access. With Hardie board“style siding, the curb appeal is timeless and built to last.

What makes this home stand out:

- Finished basement with bedroom and full bathroom
- Professionally finished heated garage with smart storage and polyaspartic flooring
- Central air conditioning
- Walking distance to schools, the lake, playgrounds, pathways and Mahogany’s shops and restaurants
- Quick access to major roads when you need to get moving

Whether you’re upsizing, downsizing, or buying your first home, this one delivers comfort, space, and a location that makes everyday life easier and a lot more fun. All in the best and safest part of Mahogany.

Come see it for yourself.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254179    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,216       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 428 Mahogany Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 1M7                   |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Beach Access                                     |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Low Flow Plumbing Fixtures |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings, Freezer                     |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                          |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                   |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Cement Fiber Board, Wood Frame                               |
| Foundation        | Poured Concrete                                              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 13  |
| Zoning         | R-G |
| HOA Fees       | 582 |
| HOA Fees Freq. | ANN |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.