

# \$599,900 - 1073 Mahogany Boulevard Se, Calgary

MLS® #A2209930

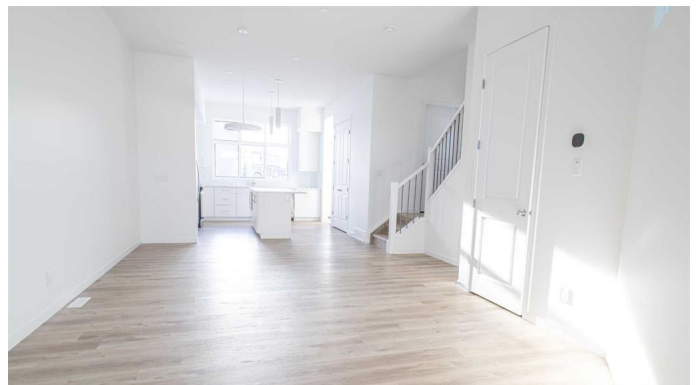
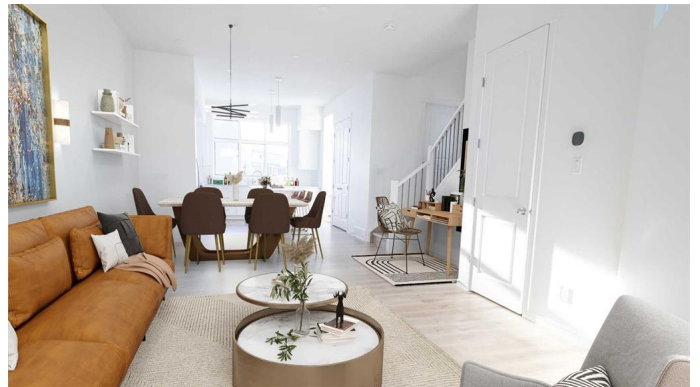
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to 1073 Mahogany Boulevard SE, a pristine, never-lived-in semi-detached home offering 1,720 sq. ft. of above-grade living space across two levels, plus an unfinished basement ready for your vision. Nestled in Calgary's coveted lake community of Mahogany, this property combines contemporary design with family-friendly functionality at an entry-level price. Step into a bright, open-concept living area flooded with natural light from expansive windows. The modern layout seamlessly connects the living, dining, and kitchen spaces, creating an ideal hub for everyday living and entertaining. A versatile den/bedroom on this level offers flexibility as a home office, guest room, or playroom—perfect for remote work or accommodating extended family. Upstairs, retreat to the luxurious primary suite featuring a spa-like 5-piece ensuite bath, designed for relaxation. Two additional bedrooms provide ample space for children, while a 4-piece main bathroom ensures convenience. The upper level also includes a laundry room and an open bonus room—a perfect play area, media zone, or cozy lounge for family moments. The unfinished basement is a blank canvas awaiting your creativity. With a separate entry, this space holds potential for a future suite (subject to approvals), a home gym, entertainment zone, or extra living area. Imagine the possibilities! Mahogany is renowned for its sparkling lake, beaches, parks, and top-tier amenities. Enjoy walking



trails, shopping, dining, and schools just moments away. This home places you in the heart of a vibrant, family-friendly neighborhood with year-round recreation. This is your chance to own a brand-new, move-in-ready home in one of Calgary’s most desirable communities. Priced for accessibility without compromising on quality or style, this property won’t last long. Schedule your viewing today and start living the Mahogany lifestyle!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209930               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,720                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1073 Mahogany Boulevard Se |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3x4                    |

Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Double Vanity                                                |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane                      |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 14              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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