

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

MLS® #A2209930

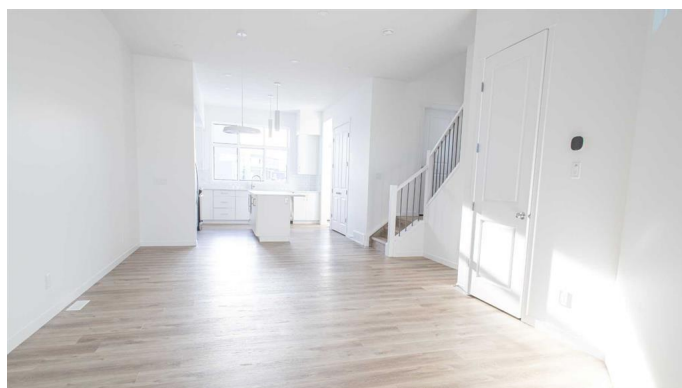
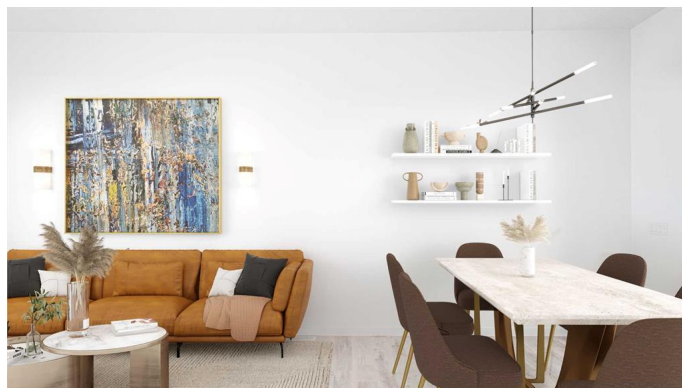
**\$599,900**

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
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## 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	12
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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