

# \$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,
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	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	12
Zoning	R-2M
HOA Fees	581
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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