

# \$589,000 - 1005 Mahogany Boulevard Se, Calgary

MLS® #A2232693

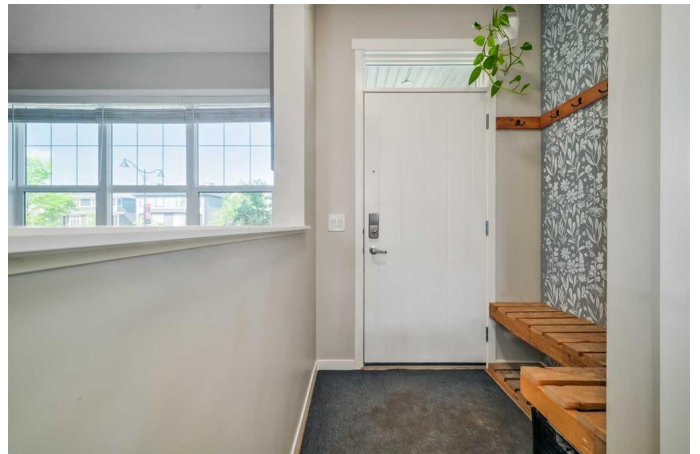
**\$589,000**

2 Bedroom, 4.00 Bathroom, 1,297 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to 1005 Mahogany Blvd SE, a beautifully maintained 2-storey duplex offering nearly 1,800 sq. ft. of total developed space in one of Calgary's most sought-after lake communities. With 3 bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage, this home blends comfort, style, and location—perfect for families or first-time buyers. Step into the bright and functional open-concept main floor, featuring wide plank flooring, a generous living room with feature wall, and an elegant dining space ideal for everyday living or entertaining. The spacious kitchen is equipped with quartz countertops, stainless steel appliances, and a large central island along with generous pantry. A 2-piece powder room, and back entry to the garage complete the main level. Upstairs, the primary retreat offers a walk-in closet and a spa-inspired 5-piece ensuite with double vanities, a soaker tub, and separate glass shower. A second bedroom with its own 3-piece ensuite, upstairs laundry, and hallway storage complete the upper level. The finished basement features a large rec room, third bedroom, full 4-piece bath, and a spacious utility/storage area. Enjoy the sun-filled front porch, private yard space, and the convenience of a double detached garage. Located just steps from walking paths, schools, parks, and Mahogany Lake amenities, this home offers the best of active and community-focused living. Book your private showing today!



Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2232693               |
| Price          | \$589,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,297                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1005 Mahogany Boulevard Se |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M3E4                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |                |
|--------------|----------------|
| Fireplaces   | Electric       |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Lane, Rectangular Lot          |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 1               |
| Zoning         | R-2M            |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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