

# \$569,900 - 1032 Mahogany Boulevard Se, Calgary

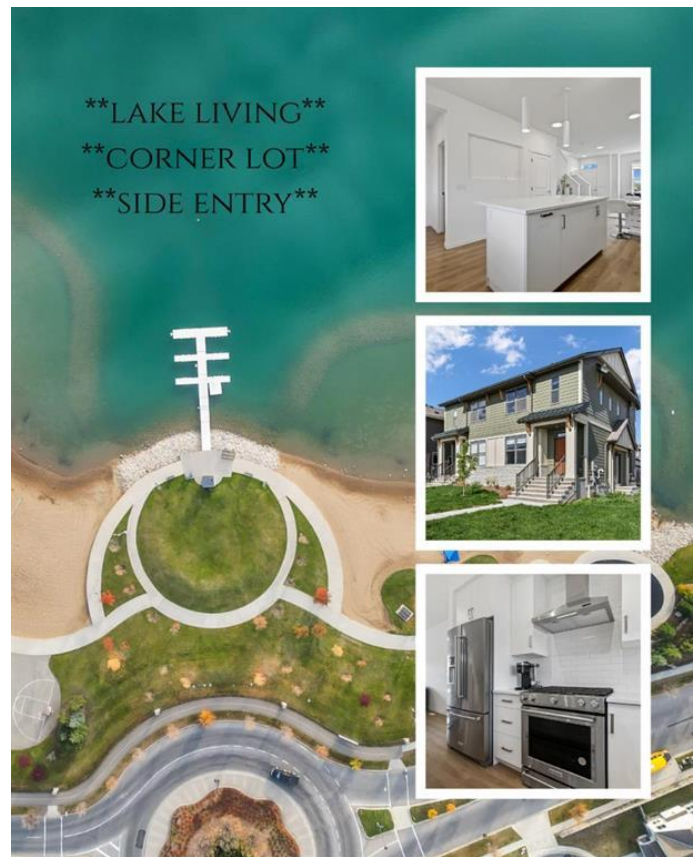
MLS® #A2239226

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,273 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Step into comfort and style with this almost brand new semi-detached home perfectly situated on a desirable corner lot in one of the city's most vibrant lake communities. Designed with modern living in mind, this beautifully updated property offers a bright and welcoming atmosphere throughout. The open-concept layout is enhanced by a fresh, airy color palette and an abundance of natural light pouring through large windows. Contemporary finishes, upgraded flooring, and sleek fixtures add a touch of elegance to every room. Immediately upon entering you know you have arrived to an immaculately and barely lived in home. Luxury vinyl plank seamlessly takes you from the spacious great room with over sized feature window to the designated dining room to casually conclude at the over sized central island featuring beautiful quartz counter tops, sleek stainless steel appliances showcasing a built-in microwave, French door refrigerator with ice and water, dishwasher and upgraded gas range. The classic subway tile frames in the designer hood fan and compliments the capped cabinetry and modern fixtures. An upgraded garbage / recycling pullout adds to your ease of convenience along with a niche work area for a efficiently located hybrid work space. The upper level boasts three sizeable bedrooms, all bright and minimalistic waiting for your wonderful design style, as these original home owners have immaculately maintained and preserved its cleanliness and



beauty. All the upper bathrooms feature quartz counters, wood grain vanities and marble style tile. The 2nd floor laundry is ideal for busy families and boats a LG ThinQ washer and dryer where harmony meets efficiency. Custom blinds included along with Central Air, for our hot summer days and the car shelter until you complete your back yard oasis. A separate side entry provides added flexibility â€” ideal for a future development, home business, or multigenerational living.; all on a sizeable corner lot with Hardie Board exterior. This home is so new that it the homeowner has yet to complete any back yard items which gives you a wonderful opportunity to do what you want with the space. Whether you're a first-time buyer, investor, or downsizer, this home offers both comfort and opportunity. Enjoy the perks of lake living with year-round access to walking paths, beaches, water activities, and a strong sense of community â€” all while being close to schools, shopping, and major routes. Don't miss this rare opportunity to own a move-in-ready home that blends modern updates, functional design, and unbeatable location.

Built in 2023

Essential Information

MLS® #	A2239226
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1032 Mahogany Boulevard S
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N3



### Amenities

Amenities	Beach Access, Park, Playground
Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Jayman Realty Inc.

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