

\$594,900 - 849 Mahogany Boulevard Se, Calgary

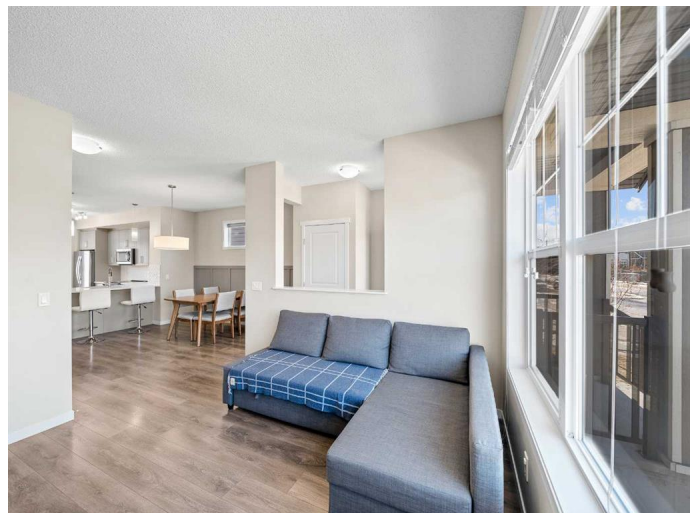
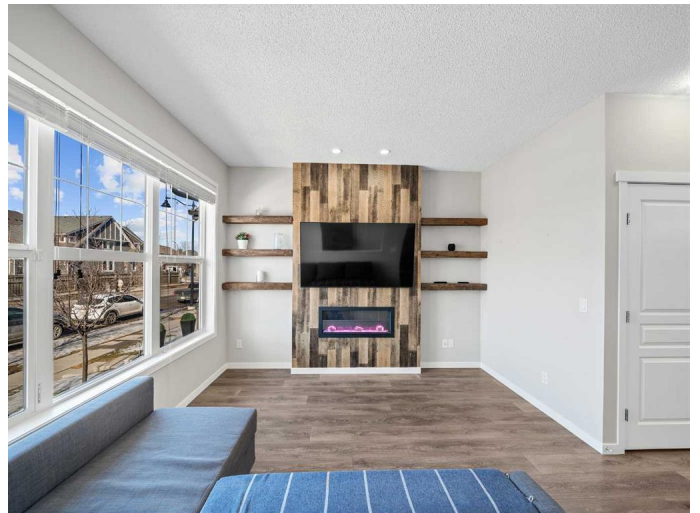
MLS® #A2197024

\$594,900

3 Bedroom, 3.00 Bathroom, 1,312 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Introducing 849 Mahogany Boulevard SE, a stunning showstopper semi-detached home located in the heart of Mahogany! This gorgeous home offers a lifestyle like no other in the city. If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! It is within walking distance to the walking pathways/biking trails and the green space. Featuring 1300 SQFT of functional living space, you'll be amazed at how open and bright this home is. Upon entrance, you have a lovely living room with built-in features and a fireplace to keep you warm and cozy in the winters. Adjacent to the living room is your dining area, followed by your dreamy chef-style kitchen featuring quartz countertops, classy backsplash, stainless appliances, cabinets to the ceiling, a center island with storage, and a pantry. You can cook your favorite meals while overlooking the open floor plan. On the main floor, there's even space to add a bar or a work desk beside the stairs, giving you versatility and customization options. Walking upstairs, you'll notice 3 spacious bedrooms, stacked laundry, storage, and 2 bathrooms. The airy master bedroom easily fits a king-size bed and has its own ensuite with a standing shower and a walk-in closet. 2 other bedrooms overlooking your backyard and a shared full bathroom complete this level. Your undeveloped basement is awaiting your creative ideas. Your sun-filled south backyard with a wider deck is a treat for your kids and would serve as a



perfect spot for a gathering. The detached HEATED DOUBLE CARGARAGE serves as a bonus among many others. Minutes away from Mahogany School, Divine Mercy Catholic School, Mahogany Beach Club, restaurants, bars, cafes, and easy access to the stoney trail! Check out the 3D tour and book a showing today.

Built in 2017

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2197024 |
| Price | \$594,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,312 |
| Acres | 0.07 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 849 Mahogany Boulevard Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2H1 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Beach Access |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Other
Lot Description Back Yard, Landscaped
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone
Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025
Days on Market 13
Zoning R-2M
HOA Fees 582
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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