

1005 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2232693



\$589,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,297 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

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!