

**178 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2206534**



**\$557,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 178 Mahogany Blvd SE, a standout townhome in Calgary's award-winning lake community of Mahogany—offering a rare layout that's perfect for roommates, guests, or flexible family living. What makes this one special? You get two spacious primary suites upstairs, and each comes with its own private 4-piece ensuite bathroom. No more sharing sinks or morning routines—everyone gets their own space, and that's a luxury that's hard to find at this price point. The main floor is bright and welcoming, featuring a thoughtfully designed layout with durable laminate and tile flooring, a sunny south-facing backyard, and a modern kitchen complete with maple cabinetry, granite counters, a mosaic tile backsplash, and stainless steel appliances—perfect for cooking, entertaining, or working from the island. Downstairs, the partially finished basement gives you a head start on future development with framing, lighting, outlets, and a 3-piece rough-in for a bathroom already in place. There's also a dedicated laundry area with washer and dryer included. Step outside and enjoy a fully fenced backyard with a built-in pergola over the deck—ideal for sunny afternoons or evening hangouts. A detached double garage provides secure parking and extra storage. Situated just minutes from Mahogany Lake and Beach Club, and directly across the street from Mahogany School, this location offers the lifestyle today's buyers are looking for—walkable, family-friendly, and full of year-round outdoor perks. Recent updates include: • New washer & dryer (2022) • New fridge (2023) • New light fixtures (excluding bathrooms and closets) With no condo fees and a low HOA of just \$554/year, this is your chance to get into one of Calgary's

most in-demand communities—;with a home that truly stands out from the rest. Now priced at \$557,500—;come take a look at this dual-suite gem before it’s gone.