

1001 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2207956



\$589,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,163 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Shed, Window Coverings (blinds)

STOP SCROLLING—this Mahogany beauty is the one you’ve been waiting for. Set on a sun-soaked corner lot with one of the largest backyards in the area, this jaw-dropping, semi-detached showpiece is packed with designer-level finishings, magazine-worthy style, and major lifestyle appeal. From the moment you pull up, it’s clear—this is not your average duplex. Think: modern, elevated, and effortless. Inside, it’s flooded with natural light, dressed in on-trend finishes, and laid out perfectly for entertaining, relaxing, and everyday living. The kitchen is sleek and stylish, featuring quartz counters, stainless appliances (including gas stove), and a generous island with extra storage. The dining area features a massive window making this space feel bright and airy - it’s perfect for hosting intimate dinner parties or weekend brunch with friends. The two large bedrooms upstairs each come with their own private ensuite, offering the feel of a luxury hotel suite—perfect for roommates, guests, or a growing family. You’ll love the convenience of 3.5 bathrooms, including a beautifully finished full bathroom in the basement. Speaking of the basement—this space is an absolute bonus. Fully finished, with a massive rec room that can easily be transformed into a third bedroom, home office, gym, or media room—it’s the kind of flexible space today’s buyers are craving. Outside, the east-facing backyard steals the show. A two-tiered deck offers endless options for morning coffees, sunny afternoons, and evening get-togethers under the stars. Bonus—this home comes with central air conditioning and the backyard shed stays for added storage. All of this in Mahogany, one of Calgary’s most sought-after lake communities, with private beach access, shopping, schools, restaurants, and

endless walking trails just outside your door. This isn't just a home—it's a lifestyle upgrade. And it won't last long. Book your showing before it's gone!