

463 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2211437



\$534,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Wetland		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

What an opportunity! Larger corner lot 3-bedroom duplex across from the wetlands and a stone's throw from the park and playground all while walking distance to Mahogany schools! This unit has fresh new carpet and has been professionally painted / touched up throughout giving it that new home smell feeling fresh and virtually un-lived in. Fully open concept main floor with charming vinyl flooring, large island, white cabinets with lots of storage and upgraded since new appliances and is loaded with natural light. Upstairs has a functional layout with 3 spacious bedrooms and large shared 4-piece bath. Basement is undeveloped but has a great floorplan for rec room, bedroom, bathroom (with rough-ins) and a nice size mechanical / storage / laundry room. Out back we have a very spacious 22 x 14 deck with overhead pergola and lighting system all in tact and ready to go. Its fully fenced for the little ones or furry friends with a cozy firepit built into the corner. Add your garage with ease onto the 21 x 20 pre-existing concrete pad with curb walls. There is a paved alley and even room for additional parking or RV storage if you wanted to adjust the fencing. Come get this great property and all the amazing things the family-oriented community of Mahogany has to offer!