

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

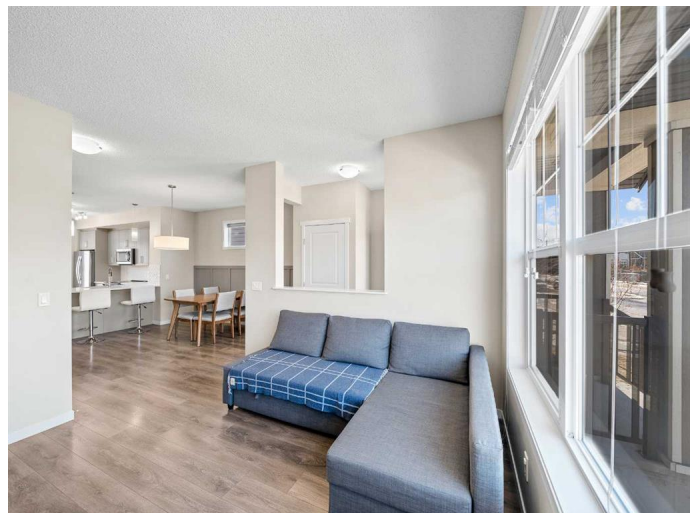
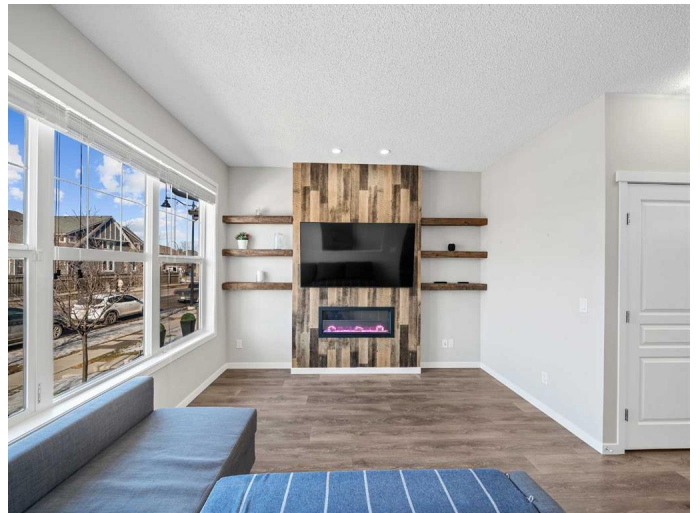
MLS® #A2197024

**\$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	Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
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 34  
Zoning R-2M  
HOA Fees 582  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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