

\$550,000 - 1003 Mahogany Boulevard Se, Calgary

MLS® #A2266348

\$550,000

2 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

****OPEN HOUSE SAT NOV.8/25 FROM 12-2 PM**** Looking for a low maintenance lifestyle, w/no condo fees in one of Calgary's hottest lake communities? Look no further! This exceptional fully landscaped 2 bed/2.5 bath semi detached home w/double detached garage is the one to see! Walking up to the home you'll appreciate the covered front porch & Hardie plank siding. Upon entering, you'll love the 9' ceilings, open concept living space, fresh paint, luxury vinyl plank flooring throughout & the large windows flooding the area with natural light. The living & dining areas offer plenty of entertaining room for hosting friends & family. The good sized kitchen features a large eat up island, quartz countertops and lots of storage for the chef in your home. The powder room & mudroom complete the main floor. Outside you'll love the relaxing backyard with a large composite deck for dinners al fresco & grassy area w/fire pit for roasting smores. The upper level features two generous primary bedrooms w/good sized closets and ensuite baths featuring vanities w/quartz countertops. Laundry is a breeze situated on the upper level. The unfinished basement is partially framed and just waiting for your imagination. The award winning community of Mahogany has it all! The community is centered around a 63-acre freshwater lake with two private beaches, a splash park, and tennis courts at the Mahogany Beach Club. Mahogany has extensive green space, including 74 acres of



wetlands, 30 neighborhood parks, and 22 kms of pathways for walking and biking, making it an urban oasis. Want more?? The Urban Village & Westman Village is home to some of the best restaurants (Chairman's Steak House, The Banquet, Alvin's Jazz Club, The Mash, etc), various retailers, groceries & services plus the South Calgary Health Campus means you don't have to go far. With easy access to Stoney Trail via 88 st & Deerfoot Trail make commuting a breeze. Book your showing today!

Built in 2019

Essential Information

MLS® #	A2266348
Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1003 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E4

Amenities

Amenities	Park, Playground, Beach Access, Clubhouse
-----------	---

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-2M
HOA Fees	554
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.