

\$579,999 - 1706 Mahogany Boulevard Se, Calgary

MLS® #A2107930

\$579,999

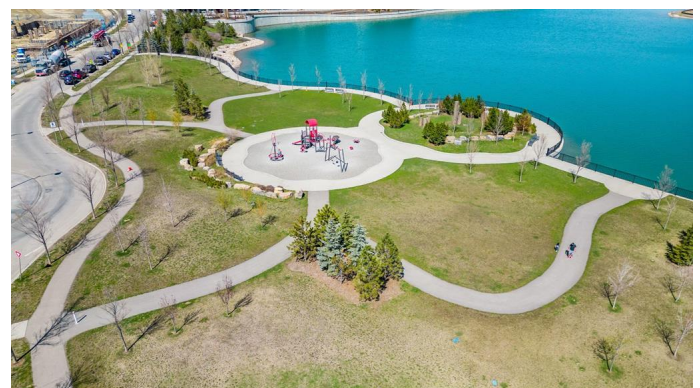
4 Bedroom, 4.00 Bathroom, 1,368 sqft

Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to 1706 Mahogany Boulevard SE, where lakeside family living and thoughtful design harmonize. Step into this meticulously well kept crafted 1360+sqft , NO CONDO FEES, fully developed townhome, that combines lakeside luxury with practical living. Stroll along picturesque pathways, soak in serene lake views, and relax on the beach, all while staying close to the largest YMCA on earth, South Health Campus Hospital, ease access to major roads, shopping, schools and so much more. Step inside the bright and spacious living room, that seamlessly flows into a central dining and Kitchen area, featuring quartz island, plenty of counter space , stainless steel appliances, and a 2-PC bath. Upper floor primary bedroom features beautiful views of the lake, 3-piece ensuite and walk-in closet for ultimate privacy and convenience. 2 additional bedrooms and a 4-PC bath completing the upper Level. The fully developed lower level offers a family room, an additional bedroom, 4-piece bath, and a spacious walk-in laundry room. for additional living space. A Southwest facing backyard that offers a Private sunny haven ideal for enjoying a summer evening barbecue with family and your furry friends . Double detached garage through the backyard combines practicality with comfort. Just in time for Summer!

Built in 2015



Essential Information

MLS® #	A2107930
Price	\$579,999
Sold Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,368
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1706 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K6

Amenities

Amenities	Beach Access, Clubhouse, Other, Park, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street, Rear Drive

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lake, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 27th, 2024
Days on Market	12
Zoning	R-2M
HOA Fees	575.04
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo 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.