

\$549,900 - 269 Mahogany Boulevard Se, Calgary

MLS® #A2108352

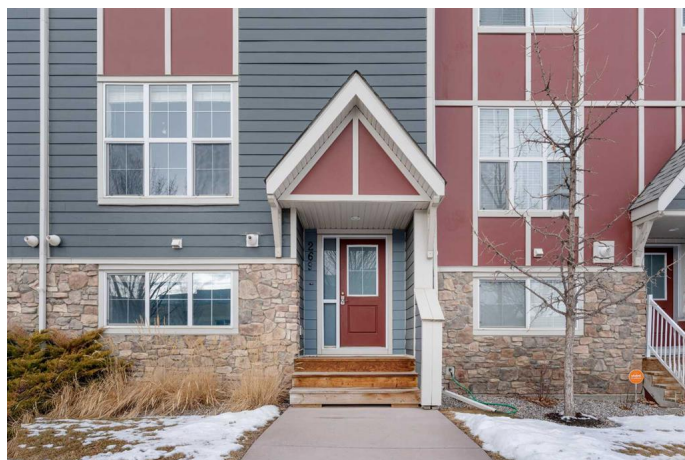
\$549,900

3 Bedroom, 3.00 Bathroom, 1,799 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to the elegant Ebony Townhomes nestled within the serene Lake Community of Mahogany. Step into this REMARKABLE residence boasting 1,799 square feet of refined living space, presenting THREE generously sized bedrooms and 2.5 lavishly appointed bathrooms. Designed to perfection, this home exudes a blend of sophistication and comfort, catering to growing families, first-time buyers, downsizers, and investors alike. Upon entering the main floor, you're greeted by an ABUNDANCE of natural light accentuating the home's allure, complemented by tasteful finishes that ELEVATE its essence of understated luxury. Descending to the lower level, discover the convenience of an ATTACHED DOUBLE GARAGE, alongside a versatile office/den/recreation room ideal for crafting your work-from-home sanctuary or entertainment haven. Ascend to the heart of the home where the living experience truly flourishes. High ceilings create an open and airy AMBIANCE within the living, dining, and kitchen areas, adorned with chic designer touches and premium laminate flooring. The chef-inspired kitchen stands as a focal point, boasting espresso shaker cabinetry, gleaming stainless steel appliances, and exquisite quartz countertops. A spacious island beckons culinary adventures, while a stylish tile backsplash adds a MODERN flourish. Adjacent to the kitchen, an inviting dining space adorned with a charming chandelier transitions seamlessly into a COZY living area,



basking in the warmth of a south-facing window. Step outside to the balcony, offering a serene retreat for al fresco dining and relaxation amidst nature's splendor. Completing this level is a convenient powder room for guests' comfort and convenience. Ascending to the upper level reveals two additional well-appointed bedrooms, accompanied by a great 4-piece shared bathroom featuring espresso shaker cabinetry and contemporary subway wall tiles. The primary bedroom enclave enchants with a walk-in closet, ample natural light, and a luxurious 3-piece ensuite boasting a standing shower and refined finishes. Convenience meets functionality with a dedicated laundry room and ample storage space rounding out the upper level. Mahogany's accolade-winning Lake Community beckons with a host of amenities including lake access, scenic walking paths, parks, restaurants, and shops, making it a coveted destination for discerning homeowners. Seize the opportunity to experience living at its finest – schedule your PRIVATE TOUR of Ebony Townhomes today, and embark on a journey to your dream home!!

Built in 2013

Essential Information

MLS® #	A2108352
Price	\$549,900
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,799
Acres	0.00
Year Built	2013

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	269 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G8

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Rear Drive

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 14th, 2024

Days on Market	27
Zoning	DC
HOA Fees	427.52
HOA Fees Freq.	ANN

Listing Details

Listing Office MaxWell Capital Realty

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