

\$525,000 - 435 Mahogany Boulevard Se, Calgary

MLS® #A2113782

\$525,000

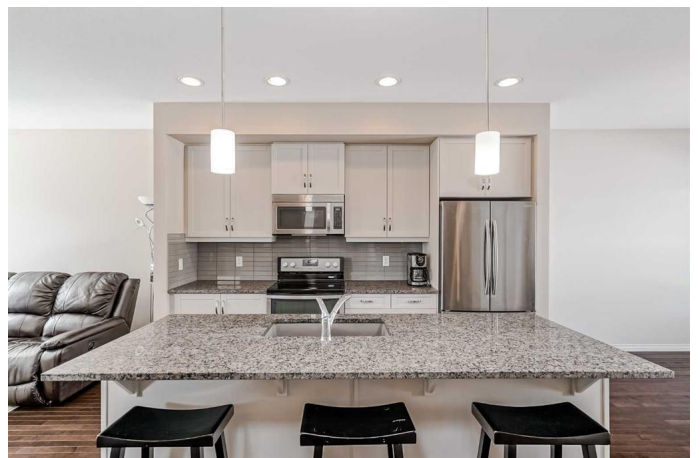
2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

This meticulously maintained semi-detached home is move-in ready and situated just minutes away from the Mahogany Beach Club, schools, and the abundant amenities of Mahogany. Ideally located, this residence features two primary bedrooms, each with its own 4-piece bathroom, and a total of 2.5 bathrooms, providing a perfect blend of sophistication and practicality—a prime choice for a young couple or professionals seeking convenience. The main level of the home presents an open-concept layout with beautiful hardwood flooring throughout. Large windows allow abundant natural light to permeate the space, creating a bright and inviting ambiance all day long. The kitchen, designed with timeless elegance, boasts full-height shaker cabinetry, a stylish subway tile backsplash, and stainless-steel appliances. Whether you're entertaining guests or catering to a bustling family, this space effortlessly accommodates your needs. Rounding out the main level are a convenient 2-piece powder room and a rear mudroom for added practicality. Ascending to the upper level reveals two primary bedrooms, each with its own full ensuite bathroom and generously sized walk-in closet. Additionally, a laundry area enhances the upper level's convenience for daily living.

The lower level offers endless possibilities for development, featuring ample space for a potential additional bedroom, family room, and bathroom. Rough-ins for future development



add flexibility to this space. The private backyard, fenced and landscaped, provides plenty of space for family enjoyment, along with a 22x22 parking pad. A rear deck, equipped with a gas line for a BBQ, creates the perfect spot for entertaining friends and family during the summer months. This home is an excellent opportunity for those looking to build equity in Mahogany, offering quick access to Mahogany Lake, Schools, and Stoney Trail.

Built in 2013

Essential Information

MLS® #	A2113782
Price	\$525,000
Sold Price	\$527,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	435 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Z5

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet
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	Courts
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 26th, 2024
Days on Market	12
Zoning	R-2M
HOA Fees	546.01
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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