

\$565,000 - 636 Mahogany Boulevard Se, Calgary

MLS® #A2114926

\$565,000

4 Bedroom, 4.00 Bathroom, 1,175 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

**UPGRADED 4 BEDROOM HOME | LARGE
YARD AND PARKING AREA | GREAT
WALKABLE LOCATION!**

This well-maintained and upgraded home has a rare and very functional dual primary bedroom floor plan and also provides a total of 4 bedrooms to accommodate families of all sizes. The property offers just over 1,660 sqft of builder-finished living space, has an exceptional location within the community just a half block from the Mahogany Wetlands and pathway system and is within easy walking distance to parks, playgrounds, schools, the lake and a wide array of shops and restaurants. This family-friendly community also provides easy access to Deerfoot Trail, Stoney Trail and is slated for an LRT station in the future Green Line build out plan.

Upon entering you are greeted with a warm and inviting atmosphere featuring a bright, open living room and a gorgeous kitchen with an abundance of rich cabinetry, a large island with a sit up breakfast bar, subway tile backsplash, stainless steel appliance package, full pantry and plenty of counter and storage space. The main level is completed with roomy front and rear entryways, a dining area off the kitchen and a half bathroom. The upper level has 2 full primary bedroom suites which is a rare find and both feature large walk-in closets and full ensuite bathrooms; 4-piece and 3-piece, respectively. The builder-finished



basement has 2 more spacious bedrooms, either of which would be large enough to be utilized as an office, kids’s playroom, home gym/theatre or a small rec room. The lower level also has another 4-piece bathroom and a large laundry/storage/utility room.

The landscaped back yard is great private retreat, spend your time relaxing with a coffee on the large concrete patio, hosting barbecues or just relaxing and enjoying this comfortable outdoor space. The yard also features a small lawn area, trees, storage shed and an oversized parking pad that currently fits 2 holiday trailers.

The list of upgrades and additional features includes 9’s ceilings on the main and lower levels, upgraded appliances (refrigerator with ice/water and quiet-drive dishwasher), feature bulkhead above the island in the kitchen, upgraded opening windows in the upper hallway/stairwell and half bath providing exceptional air flow, baseboard heaters in the basement, a sunny SW facing back yard, large pie-shaped lot and much more.

This attractive property offers an excellent opportunity to make the sought-after community of Mahogany your new home.

Built in 2015

Essential Information

MLS® #	A2114926
Price	\$565,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,175

Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	636 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3m 1X9

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Oversized, Parking Pad, RV Access/Parking, Unpaved

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 5th, 2024
Days on Market	21
Zoning	R-2M
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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