

\$629,900 - 958 Mahogany Boulevard Se, Calgary

MLS® #A2127397

\$629,900

3 Bedroom, 4.00 Bathroom, 1,484 sqft
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Here is your chance to get into SE Calgary's premiere lake community, seven time winner of "Community of the Year".

This home was built in 2021 and features not only a fully finished basement but also an oversized double garage, allowing nearly 2100 square feet of living space and the ability to park both of your cars indoors next winter! You are welcomed inside to a main floor with nine foot ceilings, luxury vinyl floors, gourmet kitchen with full height white cabinetry, stainless appliances including gas stove, quartz counters and a feeling like you are the first ones to live here. Upstairs you have a rear primary bedroom with walk-in closets and ensuite bath, two generous additional bedrooms, shared bathroom and the laundry area. Plush carpets give you that warmth you desire in this comfort area. The builder finished basement with nine foot ceilings, was finished with a large family room recreation area complete with wet bar, another full bathroom and a storage utility room designed with extra storage in mind. The 22x22 garage is out back and is a rare larger than normal size for this area. The backyard awaits your own design inspirations. Take advantage of the newly added access off 88th street for easier access. Enjoy all that lifestyle advantages this community offers its residents. The one of a kind lake and recreation facility, the expansive wetlands walking trails, parks seemingly on every street, numerous and constantly growing shopping and dining options and most



958 MAHOGANY BOULEVARD SE

REGA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 742.17 Sq.Ft. / 68.96 m²

UPPER LEVEL (AG) - 742.17 Sq.Ft. / 68.96 m²

TOTAL ABOVE GRADE RMS SIZE - 1484.34 Sq.Ft. / 137.90 m²

BASEMENT DEVELOPED AREA (BG) - 600.80 Sq.Ft. / 55.81 m²

BASEMENT UNDEVELOPED AREA (BG) - 141.36 Sq.Ft. / 13.13 m²

TOTAL AG/BG AREA - 2226.50 Sq.Ft. / 206.84 m²



importantly pride of ownership evident throughout the entire area. This can be yours, but for how long? Come and see for yourself today!

Built in 2021

Essential Information

MLS® #	A2127397
Price	\$629,900
Sold Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,484
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	958 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X3

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan,
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	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 16th, 2024
Days on Market	14
Zoning	R-2M
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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