

\$549,900 - 295 Mahogany Boulevard Se, Calgary

MLS® #A2165609

\$549,900

3 Bedroom, 3.00 Bathroom, 1,751 sqft

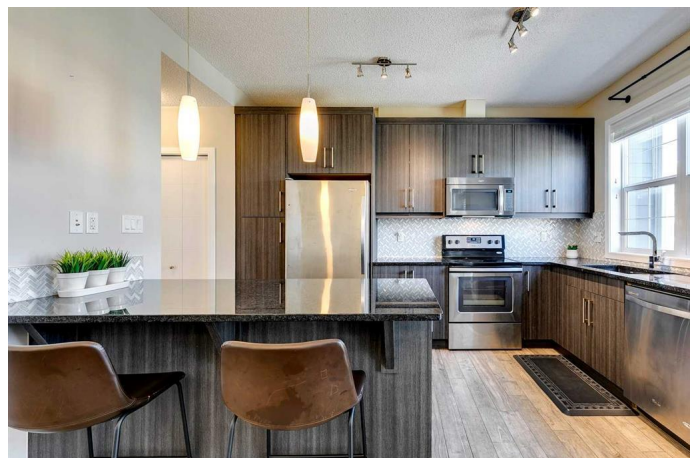
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning 3bedroom, 2.5 bathroom townhome in the heart of Mahogany, where lakeside living meets comfort and style. As you step inside, you will be greeted by an inviting open floor plan, complete with 9-foot ceilings and sleek laminate flooring that flows through the spacious living and dining areas—ideal for entertaining or relaxing with family. The kitchen is a chef’s dream, featuring gleaming granite countertops, stylish cabinetry, a large island with a breakfast bar, a chic herringbone backsplash, and premium stainless steel appliances. From the main floor, you will have access to a balcony, perfect for outdoor dining or enjoying your morning coffee. A convenient two-piece bath is also located on this level.

Upstairs, you will find plush carpeting throughout the three bedrooms, including a spacious master retreat that boasts a private 3-piece ensuite and a separate walk-in closet, offering comfort and privacy. Two additional bedrooms, a 4-piece bath, and an upper-floor laundry area make everyday living effortless.

The fully finished lower level provides even more space with a versatile living room that can easily serve as a home office, workout space, or media room. Additional features include a double oversized garage, air conditioning for year-round comfort, and ample storage throughout.



Living in Mahogany comes with a wealth of perks, including exclusive access to the community's private beach and pristine lake, perfect for swimming, paddleboarding, and other water activities. The community offers plenty of outdoor enjoyment with parks, playgrounds, and walking paths, creating a balanced and active lifestyle. You will also be conveniently close to top-rated schools, shopping, dining, and major roadways, making Mahogany the perfect place for families and professionals alike.

Make this your forever home—call and book your private showing today!

Built in 2015

Essential Information

MLS® #	A2165609
Price	\$549,900
Sold Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	295 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 1N7
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Amenities

Amenities	Beach Access, Clubhouse
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Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, Oven
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Heating	Forced Air
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Cooling	Central Air
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Basement	None
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Exterior

Exterior Features	None
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Lot Description	Close to Clubhouse
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 17th, 2024
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Date Sold	October 2nd, 2024
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Days on Market	15
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Zoning	DC
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HOA Fees	439.73
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	RE/MAX Realty Professionals
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