

\$613,000 - 823 Mahogany Boulevard Se, Calgary

MLS® #A2167733

\$613,000

3 Bedroom, 4.00 Bathroom, 1,378 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Introducing 823 MAHOGANY BLVD a STUNNING FULLY FINISHED home with over 1760 square feet of developed living space that perfectly balances comfort, style, and functionality. This home is move-in-ready! The foyer with large closet is good sized allowing all to get indoors quickly. The airy & open floor plan invites natural light to flood every corner, making each room feel warm & inviting. The living area is bathed in natural light thanks to large windows that overlook the surrounding green space & wetlands providing breathtaking sunset views. Whether you're entertaining guests or enjoying a quiet evening in, the high ceilings & sleek finishes add a layer of elegance. The heart of this home is the kitchen that flows seamlessly into the dining & living area creating a perfect environment for cooking, dining, & entertaining! With ample QUARTZ counter space, stylish backsplash, plenty of cabinetry including a pantry & stainless steel appliances, this kitchen is as practical as it is beautiful, ready to support any culinary endeavor. This home features three generously sized bedrooms and 3.5 full modern bathrooms, designed to accommodate convenience. The primary bedroom offers exceptional views through large windows, a walk-in closet and a private ensuite. Two additional bedrooms on this level makes them ideal for family members, guests, or even a home office! The lower level is fitting for the family room with Shiplap feature wall. Have kids? Optimal



space for a play/rec room with a handy 4 pc bath. Gym area awaits your routine, maybe some yoga to wind up or dial down your day. In addition to its incredible location , this home also offers a DOUBLE DETACHED GARAGE with French doors making your yard look amazing! Good sized deck is lovely for some outdoor living with a gasline for the BBQ! Cleaning day a breeze with UPPER LEVEL LAUNDRY & CENTRAL VAC with 2 hoses & attachments. For those who value community and lifestyle, the neighborhood offers the perfect backdrop. Just step outside and youâ€™ll find yourself moments away from parks, playgrounds, pathways and handy convenience store! This homeâ€™s location in Mahogany offers more than just convenienceâ€”it offers a lifestyle with tennis courts, skating rink, nearby schools, shopping centers, and restaurants, everything you need is right at your fingertips. Youâ€™ll love the added amenities with lake access including the beach & clubhouse where you can enjoy hot summer days & water activities or simply some R&R. When its time to go home it's ok, CENTRAL AIR will keep you cool. Every detail of this home has been carefully considered & provides a welcoming atmosphere throughout. Call your favorite realtor and get moving before the snow flies!

Built in 2016

Essential Information

MLS® #	A2167733
Price	\$613,000
Sold Price	\$625,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,378

Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	823 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H1

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
Waterfront	Beach Access

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, See Remarks, Views, Wetlands
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Date Sold	October 4th, 2024
Days on Market	10
Zoning	R-2M
HOA Fees	586.32
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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