# \$594,900 - 849 Mahogany Boulevard Se, Calgary

MLS® #A2197024

#### \$594,900

3 Bedroom, 3.00 Bathroom, 1,312 sqft Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Introducing 849 Mahogany Boulevard SE, a stunning showstopper semi-detached home located in the heart of Mahogany! This gorgeous home offers a lifestyle like no other in the city. If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! It is within walking distance to the walking pathways/biking trails and the green space. Featuring 1300 SQFT of functional living space, you'll be amazed at how open and bright this home is. Upon entrance, you have a lovely living room with built-in features and a fireplace to keep you warm and cozy in the winters. Adjacent to the living room is your dining area, followed by your dreamy chef-style kitchen featuring quartz countertops, classy backsplash, stainless appliances, cabinets to the ceiling, a center island with storage, and a pantry. You can cook your favorite meals while overlooking the open floor plan. On the main floor, there's even space to add a bar or a work desk beside the stairs, giving you versatility and customization options. Walking upstairs, you'll notice 3 spacious bedrooms, stacked laundry, storage, and 2 bathrooms. The airy master bedroom easily fits a king-size bed and has its own ensuite with a standing shower and a walk-in closet. 2 other bedrooms overlooking your backyard and a shared full bathroom complete this level. Your undeveloped basement is awaiting your creative ideas. Your sun-filled south backyard with a wider deck is a treat for your kids and would serve as a







perfect spot for a gathering. The detached HEATED DOUBLE CARGARAGE serves as a bonus among many others. Minutes away from Mahogany School, Divine Mercy Catholic School, Mahogany Beach Club, restaurants, bars, cafes, and easy access to the stoney trail! Check out the 3D tour and book a showing today.

Built in 2017

## **Essential Information**

MLS® #	A2197024
Price	\$594,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.07
Year Built	2017
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## **Community Information**

Address	849 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H1

## Amenities

Amenities	Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

### # of Garages

2

### Interior

Interior Features Appliances	Kitchen Island, Open Floorplan, Pantry, Quartz Counters Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 27th, 2025
Days on Market	35
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office CIR Realty

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