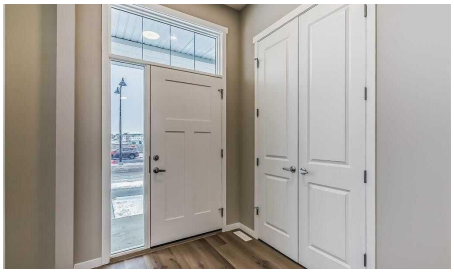
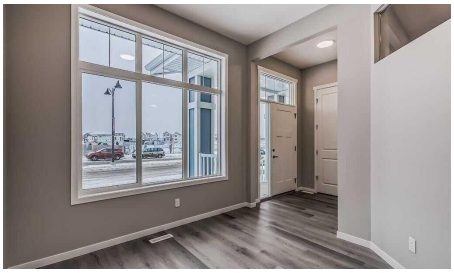
1040 Mahogany Boulevard SE

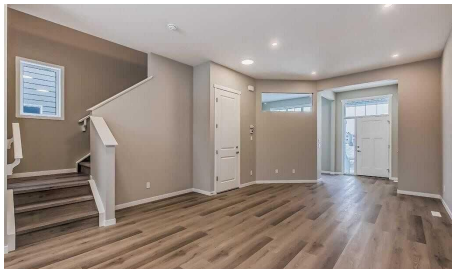
Calgary | Active | MLS® A2325153

$700,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2023**	**1,733.26 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Experience modern living in this beautifully maintained duplex, built in 2023 and located in Calgary's award-winning lake community of Mahogany. Thoughtfully designed with a fully legal 2-bedroom secondary suite, this home offers exceptional versatility for homeowners, investors, or multi-generational families. The bright, open-concept main floor features luxury vinyl plank flooring, soaring ceilings, large windows, and stylish contemporary finishes throughout. A private front office provides the perfect work-from-home space, while the spacious living and dining areas flow effortlessly into the chef-inspired kitchen. Complete with full-height white cabinetry, quartz countertops, a timeless tile backsplash, stainless steel appliances, a pantry, and a large centre island with seating, this kitchen is both functional and elegant. A mudroom and convenient 2-piece powder room complete the main level. Upstairs, the spacious primary suite offers a walk-in closet and a spa-inspired ensuite. Two additional bedrooms, a full bathroom, a versatile bonus room, and an upper-level laundry room provide plenty of space for everyday living. The professionally finished lower level features a fully self-contained legal 2-bedroom, 2-bathroom secondary suite with its own private side entrance, full kitchen, family room, and separate laundry, making it ideal for extended family or guests. Flooring throughout includes luxury vinyl plank, ceramic tile, and carpet, offering a perfect combination of style, comfort, and durability. Mahogany is one of Calgary's premier four-season lake communities, offering residents exclusive access to a private lake, sandy beaches, parks, scenic walking paths, playgrounds, schools, shopping, restaurants, and countless recreational opportunities-all within a vibrant, family-friendly neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325153
Bedrooms	5
Bathrooms	5
Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,733.26 sq. ft.
Main Level Finished Area:	866.63 sq. ft.
Upper Level Finished Area:	866.63 sq. ft.
Below Grade Finished Area:	764.69 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,712 sq. ft.
Lot Frontage:	26'4"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2311733
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$582.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access, Boating, Clubhouse, Park, Recreation Facilities
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Inclusions:	Dishwasher, Refrigerator
Restrictions:	Restrictive Covenant
Main Floor	Living/Dining Room Combination · 21'9" × 12'9" ·
Main Floor	Kitchen · 13'4" × 12'2" ·
Main Floor	Foyer · 6'9" × 6'1" ·
Main Floor	Den · 10'8" × 10'3" ·
Main Floor	Mud Room · 8'2" × 5'9" ·
2nd Floor	Bonus Room · 10'2" × 9'2" ·
2nd Floor	Bedroom - Primary · 14'3" × 12'9" ·

2nd Floor	Walk-In Closet · 5'11" × 4'7" ·
2nd Floor	Bedroom · 9'7" × 9'4" ·
2nd Floor	Walk-In Closet · 4'1" × 3' ·
2nd Floor	Laundry · 6'4" × 5'2" ·
3rd Floor	Bedroom · 9'7" × 9'3" ·
Basement	Kitchen · 16'3" × 5'8" ·
Basement	Living Room · 12'5" × 2'8" ·
Basement	Bedroom · 9'9" × 9' ·
Basement	Bedroom · 10'2" × 9'6" ·
Basement	Laundry · 4'5" × 3'3" ·
Basement	Furnace/Utility Room · 10'1" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Jul 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1040-mahogany-boulevard-se-calgary-a2325153/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.