1211 Mahogany Boulevard SE

Calgary | Active | MLS® A2351179

$674,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,708 sq. ft.**

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Listed by Real Broker

A closer look

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT IN MAHOGANY. This brand-new “Rayn” blends stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance, perfect for rental revenue, extended family, or added flexibility for the future. It’s one of the best 2-bedroom legal suite layouts you’ll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. While this home offers the popular Rayn floor plan, several subtle design changes create a unique and highly functional main-floor layout. Natural vinyl plank flooring and elevated finishes establish a warm, modern feel, while the convenient front flex room offers a bright and inviting space that can adapt to your lifestyle. Whether used as a formal sitting area, home office, playroom, or quiet retreat, it adds valuable flexibility to the home. At the rear, the kitchen becomes the heart of the home, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz countertops. A generously sized island provides plenty of room for meal preparation, casual dining, and entertaining. Sliding oversized back windows bring in the breeze on those warm summer days. The central dining and living areas create a natural gathering space between the front living room and rear kitchen. The dining area comfortably accommodates an extended table for family dinners and celebrations, while the central living room offers a welcoming place to relax or entertain. The open flow keeps each area connected while still giving every space its own distinct purpose. A conveniently positioned 2-piece bathroom completes the main level. A raised homework and tech nook overlooking the main floor adds another fun and functional element to the design. It’s an ideal space for studying, working from home, organizing daily schedules, or creating a dedicated computer station without taking away from the primary living areas. Upstairs, a cozy bonus room provides the perfect setting for movie nights, a children’s play area, or a quiet reading corner. The primary retreat is privately positioned at the back of the home and features an oversized window, a generous walk-in closet, and a stylish 4-piece ensuite with dual sinks and a full-size shower. The additional bedrooms are well-sized, while upper-floor laundry keeps daily routines simple and efficient. The fully developed legal basement suite is a major advantage, offering 2 bedrooms, 1 bathroom, a private entrance, and a smart layout that maximizes usable living space. For a limited time, eligible buyers purchasing a new Hopewell spec home with move-in before December 31, 2026, can choose from three incentive packages valued at up to $5,000; conditions apply and details must be confirmed with Hopewell Residential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351179
Bedrooms	5
Bathrooms	4
Year Built	2026
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:	1,708 sq. ft.
Main Level Finished Area:	838 sq. ft.
Upper Level Finished Area:	870 sq. ft.
Below Grade Finished Area:	616 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,594 sq. ft.
Lot Frontage:	24'¼"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2510243
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Hopewell Residential
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$621.95
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'6" × 12'8" ·

Main Floor	Dining Room · 11'6" × 7'11" ·
Main Floor	Kitchen · 16'6" × 11'2" ·
Main Floor	Flex Space · 10'7" × 8'7" ·
Main Floor	Office · 5'10" × 5'1" ·
Upper Level	Bedroom - Primary · 12' × 11'9" ·
Upper Level	Bedroom · 10'2" × 8'5" ·
Upper Level	Bedroom · 10'2" × 8'3" ·
Upper Level	Laundry · 6'5" × 4'11" ·
Upper Level	Bonus Room · 12'3" × 11'9" ·
Suite	Living/Dining Room Combination · 13'1" × 12'2" ·
Suite	Kitchen · 9'3" × 7'5" ·
Suite	Bedroom · 10'3" × 9' ·
Suite	Bedroom · 11'11" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1211-mahogany-boulevard-se-calgary-a2351179/

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