1213 Mahogany Boulevard SE

Calgary | Active | MLS® A2355691

$674,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,698 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 suite layouts you’ll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. Inside, the main level feels warm, modern, and highly functional with natural vinyl plank flooring and elevated finishes throughout. The central kitchen is the showpiece, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps the oversized island-ideal for morning coffee, casual meals, or weekend entertaining. The dining area sits perfectly between the kitchen and living room, with room for an extended table when family and friends gather. At the rear of the home, the living room is bright and welcoming with floor-to-ceiling windows that bring in beautiful natural light. A smartly positioned back entry and 2-piece bath add everyday convenience without interrupting the flow of the main living space. Two unique features help set this home apart: a versatile flex room just off the kitchen that works beautifully as a home office, playroom, or fitness space, plus a raised homework/tech nook overlooking the main floor-a fun and functional space that adds personality to the layout. Upstairs, a cozy bonus room offers the perfect spot for movie nights, a kids’ space, or a quiet reading corner. The primary retreat is tucked privately at the back of the home and features an oversized window, generous walk-in closet, and stylish 4-piece ensuite with dual sinks and a full-size shower. The additional bedrooms are well-sized, while the upper laundry keeps daily routines simple and efficient. The legal basement suite is a major bonus, offering 2 bedrooms, 1 bathroom, its own private entrance & a smart layout that maximizes usable space. Whether you’re looking for a mortgage helper, a comfortable space for family, or a long-term investment, this legal suite adds real value and flexibility. Located in the lake community of Mahogany, this home offers more than just a great floor plan-it offers a lifestyle. You’re also close to Mahogany’s main beach access, giving you easy access to the lake, sandy beach, swimming, paddleboarding, skating, playgrounds & year-round community events. With a legal suite, thoughtful design, and a location close to the lake and the Ollerenshaw Heritage Ranch, this home is a standout opportunity. **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	A2355691
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:	1,698 sq. ft.
Main Level Finished Area:	834 sq. ft.
Upper Level Finished Area:	864 sq. ft.
Below Grade Finished Area:	616 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,755 sq. ft.
Lot Frontage:	32'7"
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, Natural Gas
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:	Suite - Refrigerator, Electric Stove, Dishwasher, Microwave/Hoodfan Combo
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 12'7" × 11'7" ·

Main Floor	Kitchen · 12'1" × 8'6" ·
Main Floor	Dining Room · 11'7" × 1' ·
Main Floor	Flex Space · 9'5" × 8'7" ·
Main Floor	Office · 7'3" × 5' ·
Upper Level	Bonus Room · 11'9" × 10'2" ·
Upper Level	Bedroom - Primary · 12' × 11'9" ·
Upper Level	Bedroom · 10'2" × 8'3" ·
Upper Level	Bedroom · 10'2" × 8'5" ·
Upper Level	Laundry · 6'5" × 5' ·
Suite	Living/Dining Room Combination · 12'2" × 9'4" ·
Suite	Kitchen · 9'9" × 7'4" ·
Suite	Bedroom · 11'10" × 9'4" ·
Suite	Bedroom · 10' × 9' ·
Suite	Laundry · 5' × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, 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, Separate Entrance
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Level, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G

Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1213-mahogany-boulevard-se-calgary-a2355691/

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