1302 Mahogany Boulevard SE

Calgary | Active | MLS® A2341341

$639,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,700 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this bright and beautifully finished 3-bedroom, 2.5-bathroom home offering 1,700 sq. ft. above grade, plus a fully developed one-bedroom legal basement suite. Ideally positioned on a corner lot, the home benefits from additional side windows, an abundance of natural light and extra outdoor space, features that create a noticeably more open and inviting atmosphere inside and out. The main floor offers an easy flowing, open concept design finished in a fresh, contemporary palette. Durable luxury vinyl plank flooring extends throughout the living areas, complemented by crisp white trim, neutral tones and modern lighting with chrome accents. Large triple pane windows fill the living and dining spaces with sunlight, while multiple windows along the stairwell make the centre of the home feel exceptionally bright. At the heart of the main floor is a sleek white kitchen featuring upgraded cabinetry, 1¼-inch quartz countertops, a large central island with seating, stainless steel appliances and a striking marble inspired backsplash. Thoughtful upgrades include a chimney-style hood fan, built in microwave, an additional bank of drawers and generous storage and workspace. Tucked privately toward the rear of the home, a pocket office with a French door provides an ideal setting for working from home without sacrificing valuable living space. Upstairs, the spacious primary bedroom enjoys added corner windows and includes a walkin closet and well-appointed ensuite with dual sinks, quartz countertops and a glass-enclosed shower. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement expands the home’s versatility with a bright one-bedroom, one-bathroom legal suite featuring its own contemporary kitchen, quartz countertops, white cabinetry, stainless steel microwave, comfortable living area and coordinated finishes. Ideal for extended family, overnight guests or additional income potential, this flexible space makes the property especially appealing to both homeowners and investors. Outside, the corner positioning provides a larger side yard and added breathing room, while an exterior barbecue gas line is ready for summer entertaining. The location places you near Ollerenshaw Heritage Ranch and within walking distance of Mahogany’s lake entrance and Central Park. With lake access, pathways, parks and community amenities close at hand, this home offers a compelling combination of modern style, everyday function and investment potential in one of Calgary’s most sought-after lake communities. 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	A2341341
Bedrooms	4
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:	1,700 sq. ft.
Main Level Finished Area:	852 sq. ft.
Upper Level Finished Area:	848 sq. ft.
Below Grade Finished Area:	614 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,433 sq. ft.
Lot Frontage:	68'11"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2510921

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:	Basement Suite - Refrigerator, Dishwasher, Electric Stove, Microwave/Hoodfan Combo
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 13'7" × 11'10" ·

Main Floor	Dining Room · 14'2" × 7'9" ·
Main Floor	Kitchen · 15'5" × 8'6" ·
Main Floor	Office · 8'7" × 5'5" ·
Upper Level	Loft · 9'7" × 8'5" ·
Upper Level	Bedroom - Primary · 13' × 12'11" ·
Upper Level	Bedroom · 10'7" × 8'3" ·
Upper Level	Bedroom · 10'7" × 8'3" ·
Upper Level	Laundry · 5' × 4'6" ·
Basement	Living/Dining Room Combination · 14'6" × 10'1" ·
Basement	Kitchen · 12'4" × 7'4" ·
Basement	Bedroom · 11'8" × 10'3" ·
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, Corner Lot, Irregular Lot, Level, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-Gm
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1302-mahogany-boulevard-se-calgary-a2341341/

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