1342 Mahogany Boulevard SE

Calgary | Active | MLS® A2317483

$524,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,260 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to the Zane by Hopewell Residential, a smart and stylish home designed with everyday living in mind. With 1,260 sq. ft. of well-planned space, this popular floor plan offers an ideal blend of open-concept living, thoughtful functionality, and flexible bedroom options that work well for families, guests, or those needing a dedicated home office. The main floor is bright, inviting, and easy to live in, with a layout that flows naturally from front to back. At the front of the home, the lifestyle room creates a comfortable space to relax, entertain, or gather with family. The central dining area anchors the main level and provides a natural connection between the living space and kitchen. At the rear of the home, the kitchen offers both style and practicality, featuring dark wood grain style cabinetry, putty coloured quartz countertops, generous storage, ample prep space, and a modern backsplash that ties the space together beautifully. The rich cabinetry adds warmth and depth, while the lighter quartz helps keep the kitchen feeling clean, balanced, and welcoming. Whether it's busy weekday mornings, casual dinners, or hosting friends, this kitchen is designed to function as the heart of the home. A rear entry, additional storage, and a conveniently tucked away 2-piece bathroom complete the main floor, adding the practical details that make day-to-day living easier. Upstairs, the Zane continues to impress with a well-balanced bedroom layout. The private primary bedroom is located at the front of the home and includes a walk-in closet and its own 4-piece ensuite. Two additional bedrooms are positioned at the back of the upper level, offering great flexibility for children, guests, a workspace, or hobby room. A full 4-piece main bathroom completes the upper floor and adds to the home's thoughtful, efficient design. The basement adds even more long-term potential, with a separate entrance and 9' foundation height already in place. This creates excellent flexibility for future development, whether that means additional living space, room for extended family, or the potential for a future basement suite, subject to approval and permitting by the city/municipality. Located in the award-winning lake community of Mahogany, this home offers much more than a great floor plan - it offers an incredible lifestyle. Residents enjoy access to Calgary's largest freshwater lake, two private beaches, the residents-only Beach Club, playgrounds, parks, scenic wetlands & over 22 kilometres of pathways. From summer days at the beach or on the water to winter skating & year-round outdoor enjoyment, Mahogany is designed for connection, recreation, and everyday convenience with shops, restaurants, cafés, grocery stores & services nearby. 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	A2317483
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,260 sq. ft.
Main Level Finished Area:	630 sq. ft.
Upper Level Finished Area:	630 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,445 sq. ft.
Lot Frontage:	22'¼"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2510921

Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, 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, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$621.65
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 12'6" × 11'2" ·
Main Floor	Dining Room · 10'11" × 9' ·

Main Floor	Kitchen · 12'1" × 11' ·
Upper Level	Bedroom - Primary · 12'1" × 11'9" ·
Upper Level	Bedroom · 9'4" × 8'4" ·
Upper Level	Bedroom · 9'6" × 8'4" ·
Upper Level	Laundry · 5'8" × 3'8" ·
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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
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-2M
Listed Date:	Jun 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1342-mahogany-boulevard-se-calgary-a2317483/

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