1344 Mahogany Boulevard SE

Calgary | Active | MLS® A2342116

$584,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,720 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to the brand-new “Joni” floor plan, an intelligently designed semi-detached home combining modern finishes, everyday functionality, and an exceptional location in Mahogany-one of Calgary’s most sought-after lake communities. Ideally positioned close to the main beach, Central Park, and the distinctive Ollerenshaw Heritage Ranch, this home offers convenient access to recreation, green space, and the community’s many amenities. Inside, soaring 10’ ceilings and wide-plank luxury vinyl flooring create an immediate sense of space, while a sophisticated neutral colour palette carries throughout the home. A versatile front flex room provides the perfect setting for a home office, reading area, playroom, or creative space. Beyond, the open-concept living and dining areas offer plenty of room for daily life and entertaining, with large windows, contemporary lighting, crisp white trim, and black metal stair railings adding a polished modern touch. The kitchen is a standout, featuring rich grey shaker-style cabinetry, light quartz countertops, stainless steel appliances, a stand-alone chimney hood fan, glossy tile backsplash, and an oversized centre island with abundant workspace and seating. Extended cabinetry and generous storage help keep everything organized, while a large window above the undermount sink fills the space with natural light. Stylish globe pendant lights complete this bright and beautifully coordinated kitchen. Upstairs, a central bonus room provides a comfortable second living space for movie nights, homework, or relaxing. The spacious primary bedroom offers a generous walk-in closet and a well-appointed 4-piece ensuite featuring a long quartz vanity, dual undermount sinks, extensive cabinetry, contemporary lighting, a tiled floor, and an enclosed shower. Two additional bedrooms, another full 4-piece bathroom, and conveniently located upper-floor laundry complete the level. A separate side entrance adds valuable flexibility for future development, whether for extended family, guests, or a mortgage helper basement suite (a secondary suite would be subject to approval and permitting by the city/municipality). Set within the award-winning community of Mahogany, residents enjoy Calgary’s largest freshwater lake, two sandy beaches, the resident-exclusive Beach Club, skating rinks, sport courts, fishing docks, wetlands, and more than 22 kilometres of scenic pathways. With the South Health Campus, Seton Urban District, schools, restaurants, shopping, and everyday services only minutes away, this thoughtfully finished home offers an outstanding combination of style, convenience, and year-round lake-community living. 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	A2342116
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:	1,720 sq. ft.
Main Level Finished Area:	860 sq. ft.
Upper Level Finished Area:	860 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,669 sq. ft.
Lot Frontage:	23'11¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
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, 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:	Utility Right Of Way
Main Floor	Living Room · 12'9" × 12'2" ·

Main Floor	Dining Room · 12'9" × 9'6" ·
Main Floor	Kitchen · 13'3" × 12'4" ·
Main Floor	Flex Space · 10'8" × 10'2" ·
Upper Level	Bonus Room · 10'2" × 9'2" ·
Upper Level	Bedroom - Primary · 14'3" × 12'9" ·
Upper Level	Bedroom · 9'7" × 9'4" ·
Upper Level	Bedroom · 9'7" × 9'4" ·
Upper Level	Laundry · 6'5" × 5'1" ·
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-Gm
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1344-mahogany-boulevard-se-calgary-a2342116/

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