# 1368 Mahogany Boulevard SE

Calgary | Active | MLS® A2344596

**$599,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2026** | **1,717 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to the “Joni” floor plan, an intelligently designed semi detached home that combines stylish finishes, everyday functionality, and an excellent location in one of Calgary’s most desirable lake communities. With easy access to Rangeview Boulevard, commuting in and out of Mahogany is convenient, while the extensive amenities of Seton and the South Health Campus are only minutes away. Inside, the main floor makes an immediate impression with soaring 10 foot ceilings, wide plank luxury vinyl flooring, and a bright, airy layout that feels both elevated and inviting. At the front of the home, a versatile flex room offers the perfect space for a home office, reading area, playroom, or creative studio, allowing the home to adapt easily to your lifestyle. Toward the rear, the floor plan opens into a spacious main living area where the kitchen, dining room, and living room connect seamlessly. Designed for comfortable daily living and effortless entertaining, this welcoming space provides plenty of room for family meals, relaxed evenings, and gatherings with friends. The kitchen serves as the heart of the home, showcasing raised cabinetry, quartz countertops, stainless steel appliances, a stand alone chimney hood fan, a modern tile backsplash, and a large central island that provides both style and practical workspace. Upstairs, a central bonus room offers valuable additional living space and is ideal for movie nights, a children’s play area, or a comfortable place to unwind. The primary bedroom provides a peaceful retreat with a generous walk in closet and a spa inspired 4 piece ensuite. Two additional bedrooms, another full 4 piece bathroom, and conveniently located upper floor laundry complete this thoughtfully planned level. The unfinished basement provides excellent potential for future development, giving you the flexibility to create additional living space tailored to your needs. Whether you envision a recreation room, home gym, guest bedroom, office, additional storage, or the potential for a future basement suite, subject to approval and permitting by the city/municipality. The lower level offers the opportunity to expand as your lifestyle evolves. Set within the award winning lake community of Mahogany, residents enjoy access to Calgary’s largest freshwater lake, two sandy beaches, the private Beach Club, skating rinks, sport courts, fishing docks, and more than 22 kilometres of scenic pathways winding through beautiful wetlands. The home’s convenient location also offers close proximity to Seton’s restaurants, shopping, entertainment, recreation facilities, professional services, and the South Health Campus. 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** | A2344596 |
| **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:** | 1,717 sq. ft. |
| **Main Level Finished Area:** | 865 sq. ft. |
| **Upper Level Finished Area:** | 852 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 2,669 sq. ft. |
| **Lot Frontage:** | 24'¼" |
| **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:** | Brick, 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 · 13'1" × 12'2" · |
| **Main Floor** | Flex Space · 10'8" × 10'2" · |
| **Upper Level** | Bonus Room · 10'2" × 9'1" · |
| **Upper Level** | Bedroom - Primary · 14'4" × 12'9" · |
| **Upper Level** | Bedroom · 9'7" × 9'5" · |
| **Upper Level** | Bedroom · 9'7" × 9'3" · |
| **Upper Level** | Laundry · 6'5" × 5'3" · |
| **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:** | Bathroom Rough-in, 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, Rectangular Lot, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-Gm |
| **Listed Date:** | Sep 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1368-mahogany-boulevard-se-calgary-a2344596/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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