216 1251 Mahogany Boulevard SE

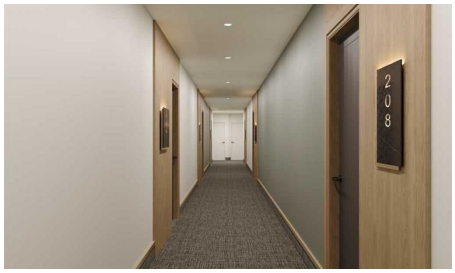
Calgary | Active | MLS® A2327237

$293,000









Bedrooms	Bathrooms	Living area
1	**1**	**615 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

Discover effortless living in The Pioneers, Mahogany Districts thoughtfully designed 55+ condominium community. The Trailblazer floorplan, located on the second floor, Unit 216 offers 690 sq. ft. of living space, featuring 1 bedroom, 1 bathroom, and includes an east-facing balcony overlooking the quiet residential neighborhood of Mahogany.
Inspired by the expansive landscapes of the Canadian prairies, the interior design blends farmhouse charm with modern sophistication. Luxury vinyl plank flooring in the main living areas, plush carpet in the bedroom, and 9-foot ceilings create a warm and inviting atmosphere, while carefully selected finishes add timeless appeal throughout. The contemporary kitchen features quartz countertops, a large central island, and stainless-steel appliances, offering both style and functionality for everyday living and entertaining.
The spacious bedroom comfortably accommodates a king-size bed, a rare and valuable feature in a one-bedroom condo. The well-appointed bathroom provides convenient dual access from both the bedroom and main living area and includes a tub/shower combination with elegant tile surround. Additional conveniences include in-suite laundry and a secure, heated underground parking stall, providing comfort and peace of mind throughout the year.
Residents of The Pioneers enjoy the vibrancy and convenience of Mahogany District’s amenity-rich shops, services, dining, and entertainment, combined with a low-maintenance lifestyle in Calgary’s award-winning lake community of Mahogany. With year-round access to the lake, beaches, pathways, parks, shopping, dining, and an extensive range of recreational amenities, residents can experience the best of connected community living.
Priced at $293,000 including GST, this exceptional home offers the perfect combination of comfort, style, and convenience for those seeking an active and connected 55+ lifestyle.
Be one of our first purchasers in Mahogany District and take advantage of our introductory pricing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327237
Bedrooms	1
Bathrooms	1
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	615 sq. ft.
Condo Fee:	$428.00
Condo Fee Includes:	Gas, Internet, Maintenance Grounds, See Remarks, Water
HOA Fee Frequency:	Monthly
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	2510331
Heating:	Baseboard, Radiant
Basement:	None
Builder:	Section 23
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Stone, Wood Frame
Structure Type:	High Rise (5+ stories)
Roof:	Flat, Membrane
Ensuite:	No
Flooring:	Carpet, Vinyl
Cooling:	Other
Fireplaces:	0
Utilities:	Cable Internet Access
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$50.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	Bicycle Storage, Secured Parking

Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Age Restriction - 55+, Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 11'1" × 8'11" ·
Main Floor	Living Room · 14'6" × 10'11" ·
Main Floor	Kitchen With Eating Area · 13'1" × 13' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	MU-1
Listed Date:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/216-1251-mahogany-boulevard-se-calgary-a2327237/

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