256 1930 Mahogany Boulevard SE

Calgary | Active | MLS® A2353837

$623,900









Bedrooms	Bathrooms	Year Built	Living area
1	2	2027	899 sq. ft.

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Enjoy more time for the things you love at Lakeside Grove Bungalow Villas in Mahogany. The Milley by Hopewell offers thoughtfully designed main floor living, a double attached garage, and a low maintenance lifestyle just steps from Mahogany’s private lake, Beach Club, shops, restaurants, pathways, and pickleball courts. With completion tentatively scheduled for summer 2027, this presale opportunity includes basement development through a limited-time promotion. Act early to take advantage of this added value and the opportunity to personalize your interior selections-both are time-sensitive and will not remain available indefinitely. The 911 sq. ft. main floor brings the kitchen, dining, and living areas together in an open layout that feels welcoming and easy to enjoy. A large central island offers space for meal preparation, casual dining, and gathering with friends, while quartz countertops, a tile backsplash, soft-close cabinetry, 39-inch upper cabinets, and a Silgranite undermount sink combine style with everyday function. A Whirlpool kitchen appliance package, luxury vinyl plank flooring, high ceilings, and thoughtfully placed lighting complete the space. The primary bedroom features a walk-in closet and a private ensuite with dual sinks, while convenient main-floor laundry and a separate powder room make daily living comfortable. Step outside onto the elevated back deck, complete with vinyl decking, glass-panel railings, and a barbecue gas line-an inviting spot for morning coffee or a relaxed evening outdoors. Downstairs, the sunshine basement offers large above-grade windows and approximately 597 sq. ft. of planned development. Available layouts accommodate one or two additional bedrooms, a full bathroom, and a recreation area, giving you flexibility for overnight guests, hobbies, or a home office. Additional storage helps keep seasonal belongings tucked away, while the 22' x 22' attached garage provides room for vehicles and everyday essentials. Triple-pane windows, a tankless hot water system, a 96% high-efficiency furnace, heat recovery ventilation, and air conditioning rough-in add comfort and efficiency. Depending on construction timelines, available upgrades offer further opportunities to personalize your home. Lakeside Grove pairs the benefits of owning your own bare land condominium lot with the convenience of professionally maintained surroundings. The low monthly condo fees cover landscaping, snow removal, and exterior maintenance, while a central courtyard and visitor parking enhance the community. Spend less time on upkeep and more time enjoying Mahogany’s beaches, lake activities, neighbourhood amenities, and connected outdoor spaces. Whether you’re right-sizing or planning for more travel, the Milley offers a comfortable home base for your next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353837
Bedrooms	1
Bathrooms	2
Year Built	2027
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	899 sq. ft.
Main Level Finished Area:	899 sq. ft.
Condo Fee:	$294.76
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	2,317 sq. ft.
Lot Frontage:	33'11"
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2027 (Age: -)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1

Plan:	TBD
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Hopewell Residential
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	See Remarks
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$574.80
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	None

Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living/Dining Room Combination · 16'4" × 11'11" ·
Main Floor	Kitchen · 13'2" × 9'7" ·
Main Floor	Bedroom - Primary · 12'4" × 10'11" ·
Main Floor	Laundry · 3'4" × 3'3" ·
Main Floor	Foyer · 11'8" × 7'4" ·
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:	See Remarks
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Cul-De-Sac, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/256-1930-mahogany-boulevard-se-calgary-a2353837/

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

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