345 Mahogany Boulevard SE

Calgary | Active | MLS® A2358297

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**1,373 sq. ft.**

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Listed by eXp Realty

A closer look

OPEN HOUSE SUNDAY NOVEMBER 22: 1-3PM From cozy evenings by the fireplace to year-round activities in Mahogany's vibrant lake community, this four-bedroom home offers the perfect balance of comfort, space and lifestyle. Featuring 3.5 bathrooms, a fully developed basement, double detached garage and a private backyard, this well-maintained semi-detached home is designed for comfortable everyday living.

The bright, open-concept main floor features hardwood flooring, large windows and a welcoming living room centred around a gas fireplace. The adjoining dining area flows naturally into the kitchen, where granite countertops, stainless steel appliances, a breakfast bar and a generous pantry provide everything needed for busy mornings, family meals and entertaining. A convenient two-piece powder room and rear mudroom complete the main level.

Upstairs, the spacious primary bedroom offers a comfortable retreat with a walk-in closet and private four-piece ensuite. Two additional bedrooms and a full four-piece bathroom provide flexibility for growing families, guests or a dedicated home office.

The fully developed basement adds valuable living space with a generous recreation room, fourth bedroom and another four-piece bathroom. Whether used as a family movie room, a space for teenagers or an additional area to relax and unwind, this level offers plenty of options. Laundry, storage and utility areas complete the lower level.

Outside, the fenced backyard features a grassy area, garden beds and a raised deck, creating a great space to relax, entertain or enjoy Calgary's warmer months. The double detached garage provides secure parking and additional storage. Fresh interior paint completed in 2026 adds to the home's move-in-ready appeal.

Located in the vibrant community of Mahogany, residents enjoy access to the lake, beaches, parks, pathways and year-round recreational activities. Schools, playgrounds, shopping, restaurants and everyday amenities are all conveniently located nearby, making this an excellent choice for families and anyone looking to enjoy the benefits of lake community living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358297
Bedrooms	4
Bathrooms	4
Year Built	2012
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:	1,373 sq. ft.
Main Level Finished Area:	689 sq. ft.
Upper Level Finished Area:	684 sq. ft.
Below Grade Finished Area:	654 sq. ft.
Condo Fee:	$.00
HOA Fee Frequency:	Annually
Lot Area:	3,250 sq. ft.
Lot Frontage:	28'1"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	1211545
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
HOA Fee:	$495.00
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	Beach Access

Appliances:	Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title
Pets Allowed:	Yes
Main Floor	Living Room · 20'7" × 12'10" ·
Main Floor	Kitchen · 14'9" × 14'6" ·
Upper Level	Bedroom - Primary · 13'4" × 12' ·
Upper Level	Bedroom · 10' × 8'11" ·
Upper Level	Bedroom · 9'6" × 9'6" ·
Lower Level	Game Room · 17'11" × 12'2" ·
Lower Level	Bedroom · 13'7" × 10'4" ·
Lower Level	Furnace/Utility Room · 7'5" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-2M
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/345-mahogany-boulevard-se-calgary-a2358297/

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