427 Mahogany Boulevard SE

Calgary | Active | MLS® A2350011

$514,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2014**	**1,180.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this warm and inviting home in Mahogany, proudly cared for by its original owners and thoughtfully maintained over the years. A covered front porch welcomes you home, while the bus stop just steps away adds extra convenience to your daily routine. Set along an established street with mature trees and landscaping, the home has a comfortable, settled feel from the moment you arrive. Inside, rich hardwood flooring adds warmth throughout the main level, while hardwood spindles keep the space feeling open and airy with a classic touch. The open concept kitchen connects naturally with the living and dining areas, creating an easy space for everyday living and entertaining. Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite and large closet. The spacious unfinished basement leaves plenty of room for future development, while the large deck and low maintenance backyard make outdoor living easy. A double detached garage adds extra convenience. The location is close to shopping, restaurants and everyday amenities, with easy access to both Deerfoot Trail and Stoney Trail. Mahogany's wetlands and walking and running paths are nearby, and Mahogany Beach Club is approximately a 15 to 20 minute walk from home. In the summer, it's easy to walk down to the lake with a picnic and a good book, or head out for a walk or run around the wetlands. Book your private showing today. This home won't last long!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350011
Bedrooms	2
Bathrooms	3
Year Built	2014
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:	1,180.35 sq. ft.

HOA Fee Frequency:	Annually
Lot Area:	3,304 sq. ft.
Lot Frontage:	27'2"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1212682
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$574.80
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Other
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'3" × 14'7" ·
Main Floor	Living Room · 15'1" × 12'3" ·
2nd Floor	Bedroom · 11'9" × 11'4" ·
2nd Floor	Bedroom - Primary · 12'11" × 11' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-2M
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/427-mahogany-boulevard-se-calgary-a2350011/

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