981 Mahogany Boulevard SE

Calgary | Active | MLS® A2347310

$579,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**1,429 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Welcome to this beautifully maintained, fully developed home in the highly sought-after lake community of Mahogany! Offering 1,429 sq. ft. of above-grade living space, 4 bedrooms, 3.5 bathrooms, and a developed basement, this thoughtfully designed home delivers the perfect combination of modern finishes, functional living spaces, and everyday comfort.

From the moment you arrive, you'll appreciate the home's charming curb appeal, beautifully landscaped front yard, and inviting covered front porch-the perfect place to enjoy your morning coffee or unwind after a long day. Step inside to discover a bright and welcoming main floor featuring an open-concept layout, luxury vinyl plank flooring, contemporary finishes, and an abundance of natural light. The spacious living room offers a comfortable setting for relaxing or entertaining, while the adjoining dining area provides plenty of space for family meals and gatherings.

At the heart of the home is the beautifully designed kitchen, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, a stylish tile backsplash, and a spacious central island with breakfast-bar seating. Whether you're preparing everyday meals or hosting guests, this kitchen offers the perfect blend of style and functionality. A convenient main-floor powder room and a thoughtfully designed front entry complete this level.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a private ensuite bathroom. Two additional bedrooms offer flexibility for family members, guests, or a home office, while a full bathroom and convenient upper-floor laundry complete the second level.

The fully developed basement significantly expands the home's living space, offering a spacious family and recreation room, a fourth bedroom, and an additional full bathroom. This versatile lower level is ideal for accommodating guests, creating a home theatre, setting up a private workspace, or simply enjoying additional room to relax and entertain.

Step outside to enjoy the rear deck, an ideal space for summer barbecues, outdoor dining, or relaxing with family and friends. The beautifully maintained landscaping and welcoming front porch further enhance the home's charm, creating inviting outdoor spaces to enjoy throughout the warmer months.

Located in the desirable community of Mahogany, this home offers access to an exceptional lake-community lifestyle, with beautiful beaches, scenic walking pathways, parks, playgrounds, and year-round recreational opportunities. Enjoy the convenience of nearby schools, shopping, restaurants, and everyday amenities, along with easy access to South Health Campus, Seton, and major roadways.

With 4 bedrooms, 3.5 bathrooms, 1,429 sq. ft. of above-grade living space, and a fully developed basement, this beautiful home offers the space, comfort, and lifestyle you've been looking for. Don't miss your opportunity

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2347310
Bedrooms	4
Bathrooms	4
Year Built	2021
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:	1,429 sq. ft.
Acreage:	No
Lot Area:	2,917 sq. ft.
Lot Frontage:	24'
Front Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2021 (Age: 5)
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:	1911697
Heating:	Central
Basement:	Full, Finished, Other
Foundation:	Other
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Garage Spaces:	2
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southeast
Community:	Mahogany
Appliances:	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A

Restrictions:	None Known
2nd Floor	Bedroom - Primary · 13' × 12' ·
2nd Floor	Bedroom · 11' × 9' ·
2nd Floor	Bedroom · 11' × 9' ·
Basement	Bedroom · 12' × 10' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/981-mahogany-boulevard-se-calgary-a2347310/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.