

# \$536,500 - 297 Mahogany Boulevard Se, Calgary

MLS® #A2203791

**\$536,500**

2 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

2 MASTER BEDROOMS | 2 1/2

BATHROOMS | 3 STOREY | 1,805 SQFT OF

LIVING SPACE | DOUBLE ATTACHED

GARAGE | Welcome to this beautifully

decorated and immaculately maintained home

in the family friendly community of Mahogany.

This home features central air conditioning, an

abundance of storage space and upgraded

lighting throughout. As you enter the home you

will be impressed with the spacious living room

with a large south facing window overlooking

the the wetlands and allowing an abundance

of natural light into the space. Just steps away,

enjoy your dining room opening onto the

kitchen with access to the balcony with natural

gas hookup. The kitchen features quartz

countertops, a convenient breakfast bar, brand

new microwave hood fan and plenty of counter

and cabinet space. Enjoy the convenience of

the kitchen cupboard/pantry with an appliance

service station and feature stationary barn

doors. You will also enjoy the upgraded dual

blinds with black out shades and 2-piece

bathroom on the main level. As you head

upstairs, you will be impressed with the

convenient crawl space storage area just off

the landing. Once on the upper level, you are

welcomed to two stunning master bedrooms

both equipped with their own ensuites and

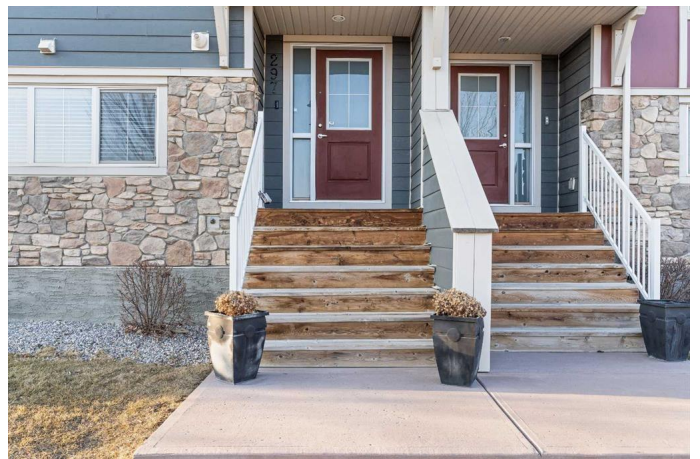
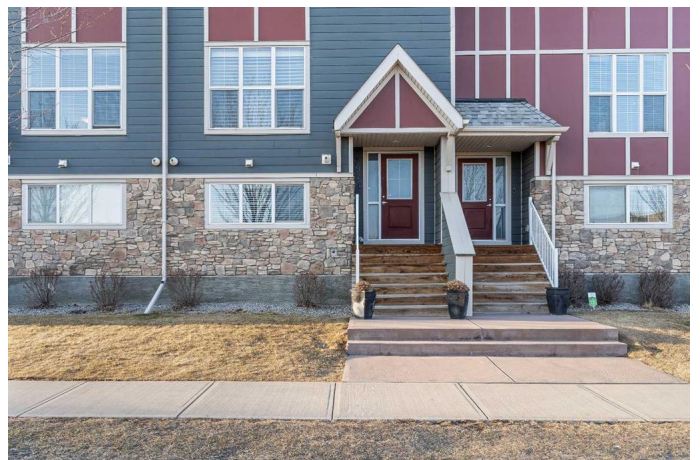
walk-in closets for convenience. Relax in the

primary bedroom with 4-piece ensuite

bathroom or enjoy the second bedroom with

custom textured wallpaper throughout, adding

an elegant touch to the room. Additionally, you



will enjoy the convenient laundry room on the upper level. The lower level features an open are to use as an office, large storage room and mudroom for ease when entering from the double attached heated garage. Enjoy all that this home has to offer as well as the many amenities that Mahogany has to offer including lake access, beach club, and recreation facilities. The home is conveniently located across the street from an elementary school and playground. Don't miss out on the chance to live in this wonderful lake community and make this home yours today!

Built in 2015

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203791      |
| Price          | \$536,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,805         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 297 Mahogany Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 2G6                   |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Playground, Visitor Parking           |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Storage     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Basement          | None                                                                                                                                      |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line                 |
| Lot Description   | Level                        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 45               |
| Zoning         | DC               |
| HOA Fees       | 437              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.