$859,000 - 428 Mahogany Boulevard Se, Calgary

MLS® #A2246543

$859,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft
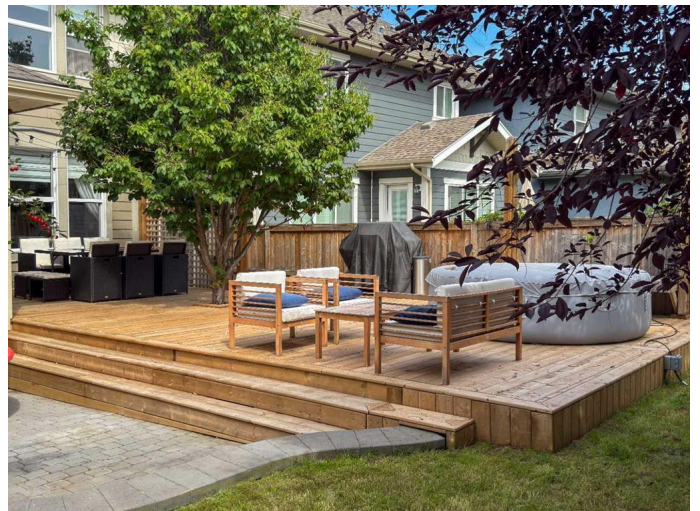Residential on 0.10 Acres

Mahogany, Calgary, Alberta

HAPPY HOUR OPEN HOUSE SATURDAY AUGUST 16th from 5-7PM!!This one feels right the moment you walk in. Located in the heart of Mahogany, this home offers a clean, functional layout with just the right amount of space in all the right places.

The main floor is open and bright, with a refreshed kitchen that keeps things simple and efficient—quartz countertops, a full pantry, island seating, and stainless steel appliances. The living and dining areas flow easily, with durable flooring and lots of natural light.

Upstairs, you'll find three comfortable bedrooms, including a primary with a walk-in closet and private ensuite. The bonus room gives you flexibility—movie nights, a home office, or a playroom. And yes, laundry's up here too.

The basement is finished, giving you even more space to work with—think gym, guest space, hobbies, or that second TV zone.

Out back, there's a private yard that is just perfection. Room to entertain, with southern exposure and trees, it is outdoor living at its finest.Out front is the attached heated double garage with overhead storage—perfect for keeping your gear out of sight but close at hand. The mechanical storage lift makes it even easier to store your toys. The siding on the whole house is 'Hardie' board style

What makes this place work:

FINISHED BASEMENT= bonus square footage with a bedroom and a full bathroom

HEATED GARAGE with smart storage solutions and polyaspartic flooring

CENTRAL AIR CONDITIONING

WALKING DISTANCE to schools, the lake, and Mahogany's shops and restaurants

QUICK ACCESS to major roads when you need to get moving

Whether you're upsizing, downsizing, or buying your first place, this home delivers what matters: space, comfort, and a location that makes everyday life a little easier—and a lot more fun. This house is situated in the best and safest part of Mahogany.

Come see it for yourself.

Built in 2013

Essential Information

MLS® #	A2246543
Price	$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,216
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	428 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M7

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025

Days on Market   9
Zoning   R-G
HOA Fees   582
HOA Fees Freq.   ANN

Listing Details

Listing Office   Real Broker