

# \$899,999 - 1941 Mahogany Boulevard Se, Calgary

MLS® #A2256894

**\$899,999**

3 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to The Streamsâ€™ Mahoganyâ€™s most sought-after luxury villa-style community, where elegance meets easy living. This impeccable 3-bedroom bungalow has been curated for the most discerning homeowner, with a sophisticated, open-concept design and high-end finishes that grace every surface. The heart of the home is a culinary masterpiece: a chef's kitchen outfitted with premium appliances, exquisite stone countertops, and custom cabinetry, with seamless access to a private side balconyâ€™perfect for a morning coffee or an evening aperitif. The main floor also offers the convenience of laundry and a primary suite that serves as a private sanctuary, complete with a spa-like retreat and a generous walk-through closet, with its own private front porch. Downstairs, the fully finished basement, professionally completed by the builder, adds incredible value and versatility. This level features two spacious bedrooms, a full bathroom, and a large family room. A convenient kitchenette with a two-burner induction hotplate, microwave, sink, and bar fridge makes it an ideal space for extended family or independent living. This is more than just a home; it's a gateway to a vibrant and effortless lifestyle. Just moments away, the award-winning community of Mahogany offers picturesque wetlands, the exclusive beach club, and the thriving Mahogany Village Market, where you can explore a host of shops, acclaimed restaurants, and essential



services. This is the pinnacle of elegant, single-level living. Don't miss your chance to claim it as your own.

Built in 2022

**Essential Information**

MLS® #	A2256894
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	1941 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P4

**Amenities**

Amenities	Beach Access, Clubhouse, Gazebo, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s)
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Window Coverings, ENERGY STAR Qualified Appliances
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Fire Pit, Garden, Barbecue
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	DC
HOA Fees	425
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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