

# \$589,900 - 1027 Mahogany Boulevard Se, Calgary

MLS® #A2270789

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.07 Acres

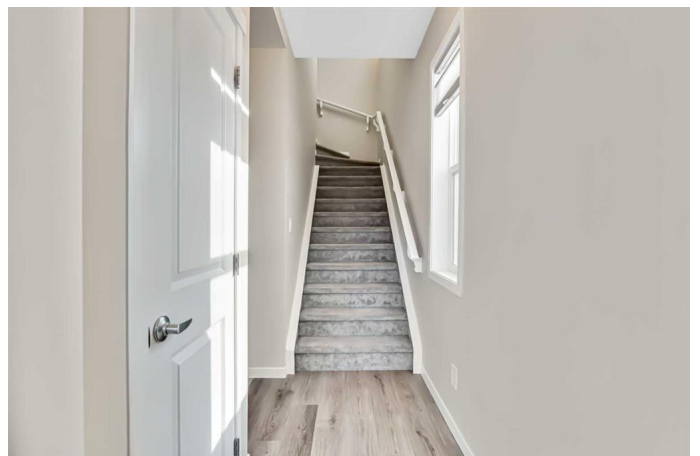
Mahogany, Calgary, Alberta

**\*Immediate Possession Available\*** Stunning 4 bedroom, 3.5 bathroom duplex in the desirable Mahogany community! Situated on a corner lot, this home boasts a detached double garage and a fully developed basement completed by the builder. The main floor features an open floor plan with abundant natural light, a central kitchen, dining room, living room and powder room. Upstairs, you'll find three spacious bedrooms, including a primary with a private ensuite, a shared full bathroom and conveniently located laundry. The basement offers a fourth bedroom, a large recreation room and another full bathroom. Enjoy the outdoors in your backyard with a gazebo included with the sale. Residents of Mahogany have access to the lake and amenities through the HOA, including tennis courts and benefit from nearby schools, shopping and major transportation routes. Additional features include central AC for comfort year round. This home perfectly combines style, function, and community living!

Built in 2020

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2270789  |
| Price     | \$589,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,480                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1027 Mahogany Boulevard Se |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3E4                    |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Beach Access |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Detached                         |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Corner Lot                                  |
| Roof              | Asphalt Shingle                             |
| Construction      | Cement Fiber Board, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-2M                |
| HOA Fees       | 582                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

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

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