\$525,000 - 612 Mahogany Boulevard Se, Calgary

MLS® #A2237560

\$525,000

2 Bedroom, 3.00 Bathroom, 1,179 sqft Residential on 0.07 Acres

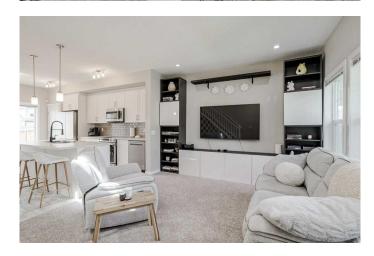
Mahogany, Calgary, Alberta

Open house July 19 1-3 PM. Welcome to 612 Mahogany Blvd SE â€" a beautifully maintained home that truly checks all the boxes! Located in the heart of Calgary's premier lake community, this property offers a lifestyle of comfort, convenience, and year-round recreation. Step inside to an inviting open-concept layout with 9-foot ceilings and an abundance of natural light. The main level features a stylish kitchen with custom white cabinetry, stainless steel appliances, and plenty of space to entertain or unwind. Enjoy summer mornings on your charming front porch and sunny afternoons in the south-facing backyard â€" perfect for BBQs or gardening.

Upstairs you'II find dual primary bedrooms, each complete with its own walk-in closet and private full ensuite, offering the ideal setup for roommates, guests, or a growing family. Bonus: the home is equipped with central A/C for those hot summer days. The undeveloped basement offers a fantastic opportunity to customize and add value, with a wide open layout ready for your personal touch. Ideally situated near schools, parks, transit, shopping, restaurants, and just minutes to Mahogany Lake, this home offers unmatched access to everything the community has to offer. Whether you're a first-time buyer, downsizer, or investor â€" this is one you don't want to miss!







Essential Information

MLS® # A2237560 Price \$525,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,179
Acres 0.07
Year Built 2014

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 612 Mahogany Boulevard Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 1X9

Amenities

Amenities Beach Access, Clubhouse, Recreation Facilities

Parking Spaces 4

Parking Off Street, Parking Pad

Interior

Interior Features Built-in Features

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Garden

Lot Description Back Lane, City Lot, Close to Clubhouse, Landscaped, Level, Paved

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 7th, 2025

Days on Market 13

Zoning R-2M

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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