

\$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 – 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 – perfect for BBQs or gardening.

Upstairs you’ll 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 – this is one you don’t want to miss!



Built in 2014

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.