

\$548,500 - 297 Mahogany Boulevard Se, Calgary

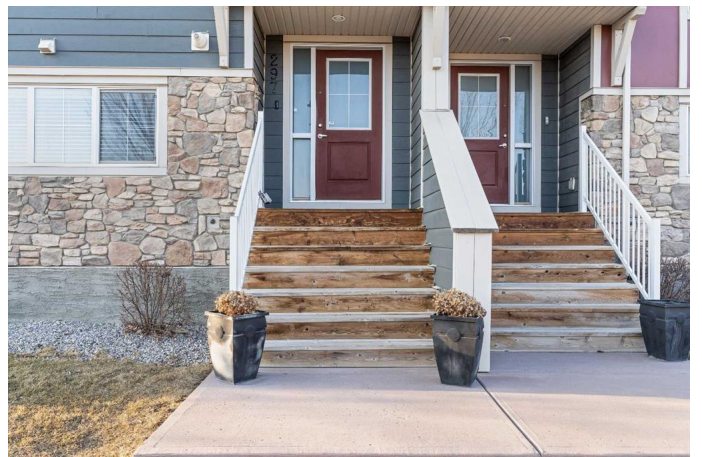
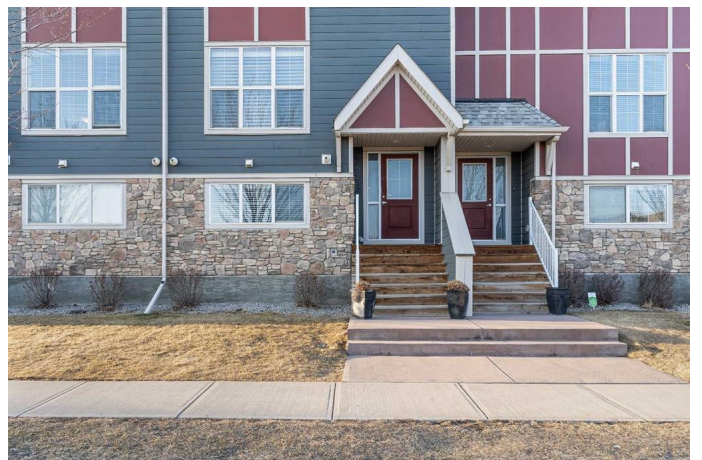
MLS® #A2203791

\$548,500

2 Bedroom, 3.00 Bathroom, 1,805 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

2 MASTER BEDROOMS | 2 1/2 BATHROOMS | 3 STOREY | 1,805 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | Welcome to this beautifully decorated and immaculately maintained home in the family friendly community of Mahogany. This home features central air conditioning, an abundance of storage space and upgraded lighting throughout. As you enter the home you will be impressed with the spacious living room with a large south facing window overlooking the the wetlands and allowing an abundance of natural light into the space. Just steps away, enjoy your dining room opening onto the kitchen with access to the balcony with natural gas hookup. The kitchen features quartz countertops, a convenient breakfast bar, brand new microwave hood fan and plenty of counter and cabinet space. Enjoy the convenience of the kitchen cupboard/pantry with an appliance service station and feature stationary barn doors. You will also enjoy the upgraded dual blinds with black out shades and 2-piece bathroom on the main level. As you head upstairs, you will be impressed with the convenient crawl space storage area just off the landing. Once on the upper level, you are welcomed to two stunning master bedrooms both equipped with their own ensuites and walk-in closets for convenience. Relax in the primary bedroom with 4-piece ensuite bathroom or enjoy the second bedroom with custom textured wallpaper throughout, adding an elegant touch to the room. Additionally, you



will enjoy the convenient laundry room on the upper level. The lower level features an open area to use as an office, large storage room and mudroom for ease when entering from the double attached heated garage. Enjoy all that this home has to offer as well as the many amenities that Mahogany has to offer including lake access, beach club, and recreation facilities. The home is conveniently located across the street from an elementary school and playground. Don't miss out on the chance to live in this wonderful lake community and make this home yours today!

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203791 |
| Price | \$548,500 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,805 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 297 Mahogany Boulevard Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2G6 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Playground, Visitor Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Level |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 29 |
| Zoning | DC |
| HOA Fees | 437 |
| HOA Fees Freq. | ANN |

Listing Details

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

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