$824,900 - 440 Mahogany Boulevard Se, Calgary
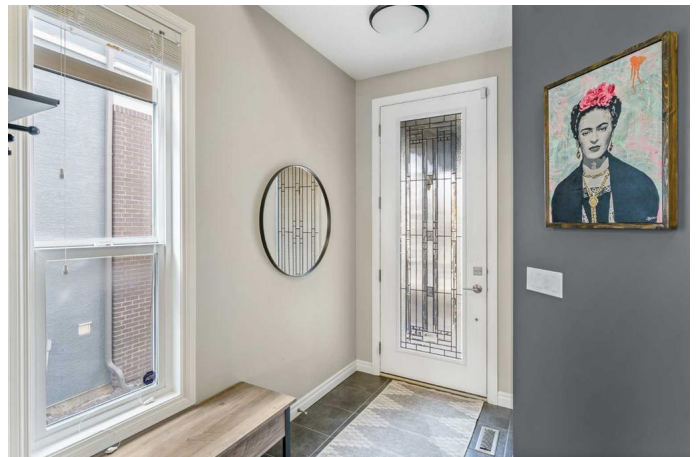
MLS® #A2212876

$824,900

3 Bedroom, 3.00 Bathroom, 2,430 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Located In one of Calgary's most sought-after lake communities, this beautifully upgraded two-storey home offers just under 2,500 sq ft of refined living space with 3 bedrooms, 2.5 bathrooms, central AC, and endless potential. As you step inside, you're greeted by a grand foyer accented with stunning beams, setting the tone for the warmth and character throughout. The heart of the home is the chef-inspired kitchen featuring extended-height espresso cabinetry, sleek quartz countertops, black stainless steel appliances, and a raised breakfast bar—perfect for morning coffee or casual gatherings. Flooded with natural light, the open concept dining room and spacious living area overlook the fully landscaped, south-facing backyard complete with a large back cedar deck and pergola—an ideal space for entertaining or relaxing on summer evenings. Upstairs, a generously sized bonus room offers a perfect second living area with built in speakers, while the spacious primary suite is a true retreat, boasting a luxurious 5-piece ensuite with a large soaker tub and spa-like ambiance. Two additional bedrooms, a full bath, and convenient upper-floor laundry complete this level, designed for modern family living. The unfinished basement is a blank canvas—whether you envision a home gym, playroom, office, or extra bedrooms, the possibilities are endless. This home also features a double attached garage that is fully insulated and heated—perfect for our Alberta

winters and extra comfort year-round. Living in Mahogany means enjoying unmatched amenities: private lake access with two beaches, extensive walking and biking paths, multiple parks, an outdoor gym, tennis and pickleball courts, a skate park, an outdoor rink, and so much more. All this just minutes from the South Health Campus, shopping, schools, and everything you need. Don't miss the chance to live in one of Calgaryâ€™s most vibrant and family-friendly communities.

Built in 2012

Essential Information

MLS® #	A2212876
Price	$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	440 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M9

Amenities

Amenities	Beach Access, Gazebo, Park, Picnic Area, Playground, Recreation Facilities, Clubhouse

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty