

# \$499,900 - 295 Mahogany Boulevard Se, Calgary

MLS® #A2212422

**\$499,900**

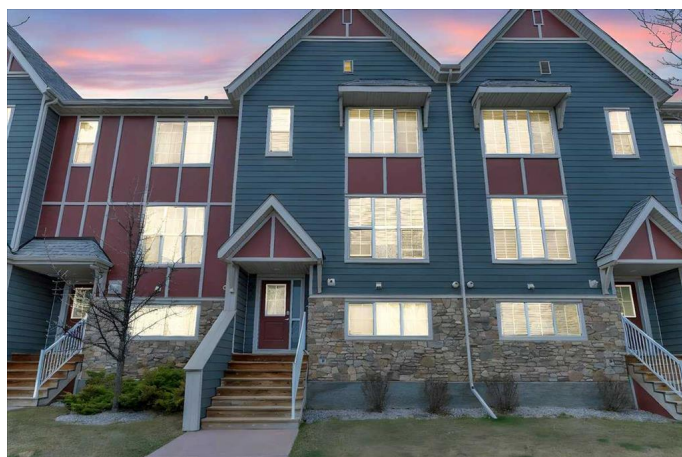
3 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Filled with natural light, this trendy townhome is situated in the unique and stunning lake community of Mahogany! Nestled in the heart of this vibrant neighbourhood, this 3 bedroom, 2.5 bathroom home offers an unparalleled lifestyle. The community is renowned for its serene freshwater lakes, miles of walking and biking trails, parks, delightful playgrounds and pristine beaches. The MODERN KITCHEN IS BOTH STYLISH AND FUNCTIONAL with lots of cabinetry and granite countertops. It's the perfect space for culinary adventures, with a generous eating area and a convenient garden door leading to your private balcony, an inviting spot for your morning coffee or evening relaxation. The king sized primary bedroom is a true retreat, featuring its own ensuite bathroom and a spacious walk in closet, providing both comfort and convenience. Upstairs laundry adds ease to your daily routine. The finished lower level, with its impressive extra large window, offers flexibility as a home office, den, or additional living space. An ATTACHED DOUBLE GARAGE provides secure parking and additional storage. As summer approaches, imagine moving into this magnificent home and embracing all that Mahogany has to offer, from beach days to evening strolls along the lakeside. This townhouse is MORE THAN JUST A HOME; IT'S A LIFESTYLE! Make it yours and enjoy lake living at its finest!

Built in 2015



## Essential Information

MLS® #	A2212422
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	295 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G8

## Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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