

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

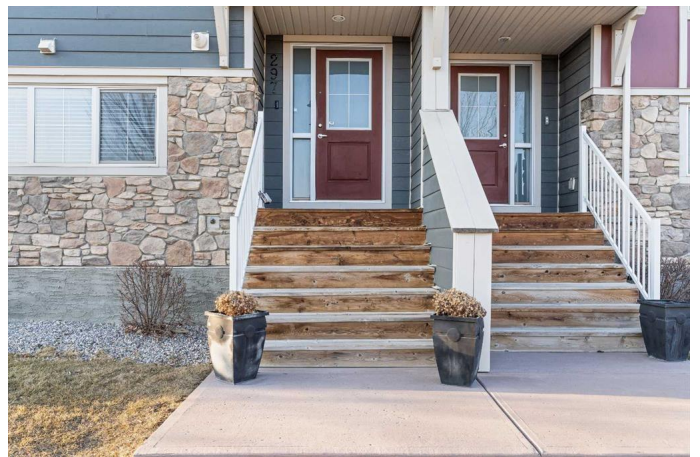
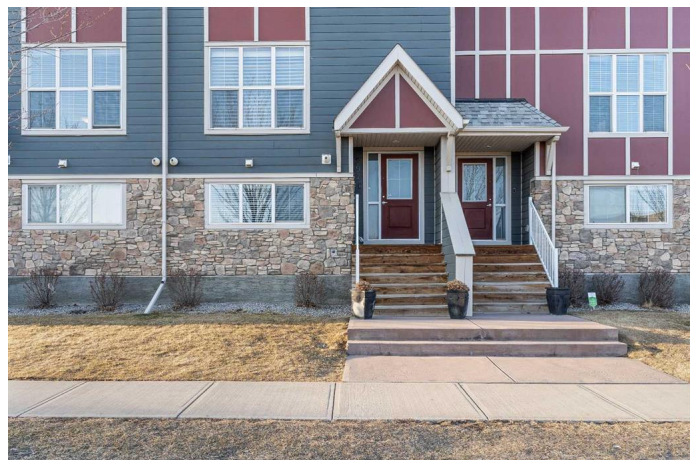
MLS® #A2203791

**\$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	23
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.