

\$567,500 - 178 Mahogany Boulevard Se, Calgary

MLS® #A2206534

\$567,500

2 Bedroom, 3.00 Bathroom, 1,228 sqft
Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to 178 Mahogany Blvd SE, a beautifully maintained 2-primary bedroom, 2.5-bathroom townhome in the heart of Calgary's award-winning lake community of Mahogany! With nearly 1,300 sq ft of thoughtfully designed living space, this home offers a perfect blend of style, function, and community living.

Step onto the inviting north-facing front porch, ideal for morning coffees or evening chats. Inside, you'll find a bright and open main floor with durable laminate and tile flooring and a well-laid-out design that flows effortlessly from the living room into the dining area and entertainer's kitchen.

The kitchen is the heart of the home, featuring maple cabinets, a mosaic tile backsplash, a large granite-topped island, and stainless steel appliances—perfect for hosting friends or whipping up your favorite meals. The dining area opens to a sunny, south-facing backyard, creating the ideal space for indoor-outdoor living.

Upstairs, you'll find two spacious primary bedrooms, each with its own 4-piece ensuite and generous closet space. One bedroom also includes a small nook opposite the walk-in closet, perfect for a compact desk or workstation.

The partially finished basement offers



excellent potential, with framing, lighting, and electrical outlets already in place (excluding bathroom plugs). It also includes a dedicated laundry area with a washer and dryer, plus a 3-piece rough-in for a future bathroomâ€”a head start for anyone looking to expand the space.

Outside, the fully fenced backyard features a deck with a built-in pergola, offering a cozy spot for relaxing or entertaining in the warmer months. A detached double garage provides ample parking and storage. Recent updates to the home include a new washer and dryer (May 2022), new fridge (April 2023), and new light fixtures, excluding those in bathrooms and closets.

Located just minutes from the beach and directly across the street from Mahogany School, this home is perfect for families, first-time buyers, or anyone seeking the Mahogany lifestyle. Youâ€™ll enjoy walkable access to the lake, parks, playgrounds, shops, restaurants, and moreâ€”all with no condo fees and a low HOA of just \$554/year.

Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most vibrant and desirable communitiesâ€”welcome to 178 Mahogany Blvd SE.

Built in 2013

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2206534 |
| Price | \$567,500 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,228 |

| | |
|------------|---------------|
| Acres | 0.05 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 178 Mahogany Boulevard Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2C7 |

Amenities

| | |
|----------------|--|
| Amenities | Recreation Facilities, Beach Access, Boating, Clubhouse, Fitness Center, Picnic Area |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, See Remarks |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Landscaped, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | R-2M |
| HOA Fees | 554 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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