

# \$530,000 - 612 Mahogany Boulevard Se, Calgary

MLS® #A2237560

**\$530,000**

2 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Open house July 19 1-3 PM. Welcome to 612 Mahogany Blvd SE – a beautifully maintained home that truly checks all the boxes! Located in the heart of Calgary’s premier lake community, this property offers a lifestyle of comfort, convenience, and year-round recreation. Step inside to an inviting open-concept layout with 9-foot ceilings and an abundance of natural light. The main level features a stylish kitchen with custom white cabinetry, stainless steel appliances, and plenty of space to entertain or unwind. Enjoy summer mornings on your charming front porch and sunny afternoons in the south-facing backyard – perfect for BBQs or gardening.

Upstairs you’ll find dual primary bedrooms, each complete with its own walk-in closet and private full ensuite, offering the ideal setup for roommates, guests, or a growing family. Bonus: the home is equipped with central A/C for those hot summer days. The undeveloped basement offers a fantastic opportunity to customize and add value, with a wide open layout ready for your personal touch. Ideally situated near schools, parks, transit, shopping, restaurants, and just minutes to Mahogany Lake, this home offers unmatched access to everything the community has to offer. Whether you're a first-time buyer, downsizer, or investor – this is one you don’t want to miss!



Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2237560               |
| Price          | \$530,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,179                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 612 Mahogany Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 1X9                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Recreation Facilities, Beach Access |
| Parking Spaces | 4  |
| Parking        | Off Street, Parking Pad                        |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, City Lot, Landscaped, Level, Paved, Close to Clubhouse |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 9              |
| Zoning         | R-2M           |
| HOA Fees       | 582            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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