

# \$544,900 - 463 Mahogany Boulevard Se, Calgary

MLS® #A2211437

## \$544,900

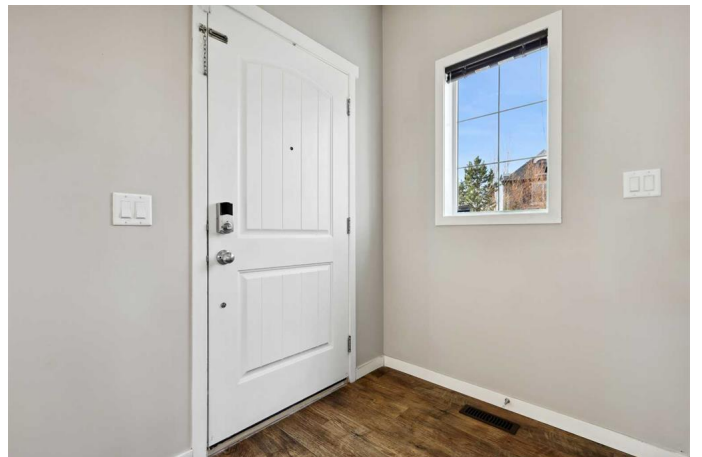
3 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

What an opportunity! Larger corner lot 3-bedroom duplex across from the wetlands and a stone's throw from the park and playground all while walking distance to Mahogany schools! This unit has fresh new carpet and has been professionally painted / touched up throughout giving it that new home smell feeling fresh and virtually un-lived in. Fully open concept main floor with charming vinyl flooring, large island, white cabinets with lots of storage and upgraded since new appliances and is loaded with natural light. Upstairs has a functional layout with 3 spacious bedrooms and large shared 4-piece bath. Basement is undeveloped but has a great floorplan for rec room, bedroom, bathroom (with rough-ins) and a nice size mechanical / storage / laundry room. Out back we have a very spacious 22 x 14 deck with overhead pergola and lighting system all in tact and ready to go. Its fully fenced for the little ones or furry friends with a cozy firepit built into the corner. Add your garage with ease onto the 21 x 20 pre-existing concrete pad with curb walls. There is a paved alley and even room for additional parking or RV storage if you wanted to adjust the fencing. Come get this great property and all the amazing things the family-oriented community of Mahogany has to offer!

Built in 2014

## Essential Information



MLS® #	A2211437
Price	\$544,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	463 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Barbecue, BBQ gas line, Playground, Private Yard
-------------------	--

Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Wetlands
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	7
Zoning	R-2M
HOA Fees	582
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.