

# \$614,900 - 964 Mahogany Boulevard Se, Calgary

MLS® #A2249077

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

LAKE LIVING IN MAHOGANY | STEPS TO THE BEACH CLUB & LAKE Welcome to Mahogany Lake, Calgary's premier four-season lake community offering a lifestyle beyond compare. This prime location puts you just steps from the Beach Club, sandy beaches, ponds, ice rink, parks, pathways, two schools, shopping, sports fields, bike trails, South Health Campus, transit, and major south expressways. Known for its safety, sense of community, and resort-style amenities, Mahogany is where every day feels like a vacation. From the moment you arrive, the rich curb appeal stands out with Hardie Board siding, stone accents, mature landscaping, and concrete walkways. Inside, this home breaks away from the cookie-cutter mold with a modern, thoughtfully curated design. At the heart of the home is the CHEF'S kitchen featuring upgraded stainless steel appliances, full-height European-style cabinetry, quartz countertops, full-wall subway tile backsplash, a central island with flush eating bar and extra storage, plus an undermount granite sink. All of this overlooks an oversized front dining room perfect for hosting family and friends. The main floor also offers a welcoming foyer, living room with tiled gas fireplace, back mudroom, and 2-piece powder room. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite. Two additional bedrooms, a full bathroom, and an upstairs laundry closet complete the level. Step outside



to your sunny west-facing backyard featuring an 18â€™™ x 16â€™™ composite deckâ€”perfect for BBQs and summer eveningsâ€”plus a double detached garage and full fencing. The covered front porch with bold column details creates a charming space to greet guests or enjoy your morning coffee. Upgrades include: Central A/C, Luxury vinyl plank flooring, Upgraded plumbing & lighting fixtures, Exclusive Lake Access: Mahogany residents enjoy the Central Beach Club with sandy beaches, splash park, tennis courts, playgrounds, fishing pier, and non-motorized marinaâ€”offering recreation year-round. This is more than a homeâ€”itâ€™™s a lifestyle. Fall 2025 possession available. Call your friendly REALTORÂ® to arrange your private showing today.

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249077               |
| Price          | \$614,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,490                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 964 Mahogany Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |

County Calgary  
Province Alberta  
Postal Code T3M 2X3



**964 MAHOGANY BOULEVARD SE**  
RECA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 744.76 Sq.Ft. / 69.19 m<sup>2</sup>  
UPPER LEVEL (AG) - 744.76 Sq.Ft. / 69.19 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1489.52 Sq.Ft. / 138.38 m<sup>2</sup>

**Amenities**

Amenities Beach Access, Clubhouse, Playground, Recreation Facility  
Parking Spaces 2  
Parking Double Garage Detached, Concrete Side By Side  
# of Garages 2

**Interior**

Interior Features Breakfast Bar, Closet Organized Floorplan, Pantry, Quartz Countertops, Storage, Vinyl Windows, Wall-to-Wall Carpeting  
Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator  
Heating Forced Air, Natural Gas, Exhaust Fan  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Mantle, Tile  
Has Basement Yes  
Basement Full, Unfinished



**Exterior**

Exterior Features Lighting, Rain Gutters  
Lot Description Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Stone, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed August 15th, 2025  
Days on Market 3  
Zoning R-2M  
HOA Fees 571  
HOA Fees Freq. ANN

**Listing Details**

Listing Office            Jayman Realty Inc.

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