

# \$635,000 - 755 Mahogany Boulevard Se, Calgary

MLS® #A2223065

**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,513 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Step into this beautifully appointed semi-detached home in the vibrant lake community of Mahogany—where every day feels like a getaway. Perfectly positioned to take in sweeping west-facing views of the tranquil wetlands, this home offers a peaceful retreat just steps from nature. Watch herons glide across the water and enjoy golden sunsets from your cozy front porch, drink in hand.

Designed with a light and breezy "lake house" feel, the interior features a soft aqua palette, beaded panel cabinetry, granite countertops, and white-washed oak laminate flooring that gives the space an airy, relaxed charm. The open-concept kitchen is a chef's delight, complete with stainless steel KitchenAid appliances, an oversized island, and not one—but two generous pantries. Whether it's a casual breakfast or a lively dinner party, the adjacent dining area is ready to host. Natural light pours in through oversized windows, creating a warm and welcoming vibe throughout. In the cooler months, curl up by the elegant floor-to-ceiling tiled fireplace in the living room, and when summer hits, enjoy the comfort of central A/C. Upstairs, the king-sized primary suite includes a stylishly upgraded ensuite. Two more spacious bedrooms, a 4-piece main bath, and a laundry room round out the upper level. (Laundry is currently located in the finished basement, but there is already a rough-in upstairs if preferred.) The fully developed basement offers even more



flexibilityâ€”complete with a large fourth bedroom, a central rec area, under-stair storage, a full 4-piece bath, and a utility/laundry room with extra space for storage. The backyard features a sprawling deck ideal for BBQs (complete with BBQ gas line!) with and evening hangouts, and low-maintenance landscaping means you can spend less time working and more time enjoying. A detached double garage and back lane access provide convenience and added storage. With two schools within a 5-minute walk, easy access to transit, nearby shops, restaurants, and just an 8-minute stroll to Mahogany West Beach, this is a lifestyle opportunity you donâ€™t want to miss. See it for yourselfâ€”this home delivers charm, comfort, and nature right at your doorstep.

Built in 2016

**Essential Information**

MLS® #	A2223065
Price	\$635,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,513
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	755 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 2G9

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Other, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-2M
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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