

# \$649,900 - 1130 Mahogany Boulevard Se, Calgary

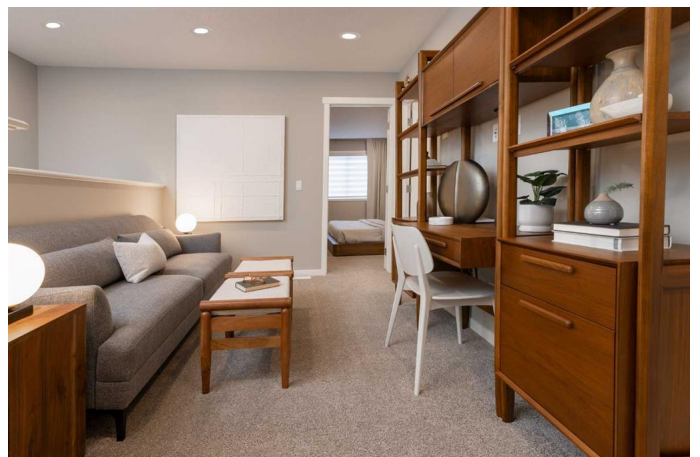
MLS® #A2238905

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,720 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this brand-new "Joni" floor plan—an intelligently designed semi-detached home that blends upscale finishes with smart functionality, all in one of Calgary's most sought-after lake communities. With 10' ceilings and wide-plank luxury vinyl flooring throughout the main level, the space feels open, elevated, and effortlessly inviting. A front flex room offers endless possibilities for your lifestyle—whether it's a cozy home office, creative studio, or quiet playroom. Toward the rear of the home, the layout opens into a bright, airy living space designed for connection and comfort. The spacious living room flows seamlessly into an oversized dining area that's perfect for hosting family dinners or casual gatherings. The kitchen is a true showstopper, featuring a modern palette of raised cabinetry, quartz countertops, stainless steel appliances including a stand alone chimney hoodfan, a modern tile backsplash, and a large centre island that's perfect for both meal prep and morning coffee. Upstairs, a central bonus room offers an ideal space for movie nights, homework, or simply relaxing. The primary suite feels like a private retreat, complete with a generous walk-in closet and a spa-inspired 5-piece ensuite is the perfect spot to start or end your day. Two additional bedrooms and a full 4-piece bathroom round out the upper level, while the conveniently located laundry room makes day-to-day living that much



easier. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to city/municipality approval and permitting). Set in the award-winning community of Mahogany, this home comes with access to unmatched amenities. Residents enjoy Calgary's largest freshwater lake, two sandy beaches, a resident-exclusive Beach Club, skating rinks, sport courts, fishing docks, and over 22 km of trails winding through stunning wetlands. Just minutes from the South Health Campus, Seton Urban District, and the Village Market's shops, restaurants, and cafés Mahogany is a lifestyle destination where nature and convenience coexist. Whether it's paddleboarding on summer mornings or cozy winter walks by the water, life here is built around connection, comfort, and community. This is more than just a place to live—it's a place to belong. Don't miss your chance to call Mahogany home.\*\*Photos are from the showhome /previous builds to demonstrate quality of construction & finishes & may not be an exact representation of this home\*\*

Built in 2025

**Essential Information**

MLS® #	A2238905
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1130 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2T9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	17
Zoning	R-2M
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.