

\$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	8
Zoning	R-2M
HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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