

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

MLS® #A2211437

\$544,900

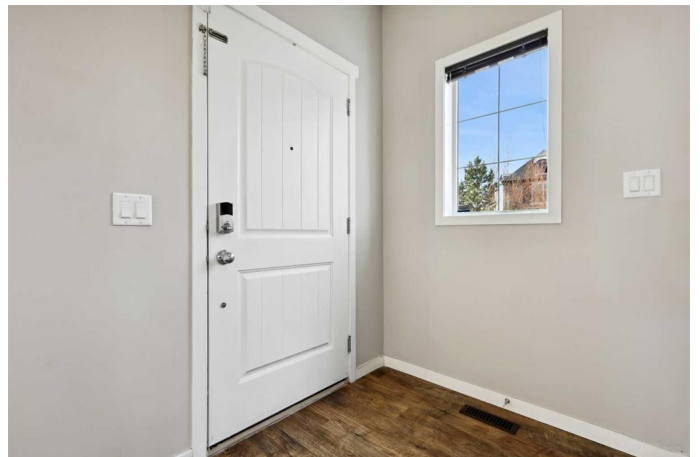
3 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

What an opportunity! Larger corner lot 3-bedroom duplex across from the wetlands and a stoneâ€™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 unlivd 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 | 13 |
| Zoning | R-2M |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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