



GRASSROOTS
REALTY GROUP

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612 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2237560



\$530,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,179 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Close to Clubhouse, Landscaped, Level, Paved		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: See remarks

Welcome to 612 Mahogany Blvd SE — a beautifully maintained home that truly checks all the boxes! Located in the heart of Calgary's premier lake community, this property offers a lifestyle of comfort, convenience, and year-round recreation. Step inside to an inviting open-concept layout with 9-foot ceilings and an abundance of natural light. The main level features a stylish kitchen with custom white cabinetry, stainless steel appliances, and plenty of space to entertain or unwind. Enjoy summer mornings on your charming front porch and sunny afternoons in the south-facing backyard — perfect for BBQs or gardening. Upstairs you'll find dual primary bedrooms, each complete with its own walk-in closet and private full ensuite, offering the ideal setup for roommates, guests, or a growing family. Bonus: the home is equipped with central A/C for those hot summer days. The undeveloped basement offers a fantastic opportunity to customize and add value, with a wide open layout ready for your personal touch. Ideally situated near schools, parks, transit, shopping, restaurants, and just minutes to Mahogany Lake, this home offers unmatched access to everything the community has to offer. Whether you're a first-time buyer, downsizer, or investor — this is one you don't want to miss!