\$557,500 - 178 Mahogany Boulevard Se, Calgary

MLS® #A2206534

\$557,500

2 Bedroom, 3.00 Bathroom, 1,228 sqft Residential on 0.05 Acres

Mahogany, Calgary, Alberta

Welcome to 178 Mahogany Blvd SE, a standout townhome in Calgary's award-winning lake community of Mahoganyâ€"offering a rare layout that's perfect for roommates, guests, or flexible family living.

What makes this one special? You get two spacious primary suites upstairs, and each comes with its own private 4-piece ensuite bathroom. No more sharing sinks or morning routinesâ€"everyone gets their own space, and thatâ€[™]s a luxury thatâ€[™]s hard to find at this price point.

The main floor is bright and welcoming, featuring a thoughtfully designed layout with durable laminate and tile flooring, a sunny south-facing backyard, and a modern kitchen complete with maple cabinetry, granite counters, a mosaic tile backsplash, and stainless steel appliancesâ€"perfect for cooking, entertaining, or working from the island.

Downstairs, the partially finished basement gives you a head start on future development with framing, lighting, outlets, and a 3-piece rough-in for a bathroom already in place. Thereâ€[™]s also a dedicated laundry area with washer and dryer included.

Step outside and enjoy a fully fenced backyard with a built-in pergola over the deck—ideal for







sunny afternoons or evening hangouts. A detached double garage provides secure parking and extra storage.

Situated just minutes from Mahogany Lake and Beach Club, and directly across the street from Mahogany School, this location offers the lifestyle today's buyers are looking for—walkable, family-friendly, and full of year-round outdoor perks.

Recent updates include: • New washer & dryer (2022) • New fridge (2023) • New light fixtures (excluding bathrooms and closets)

With no condo fees and a low HOA of just \$554/year, this is your chance to get into one of Calgary's most in-demand communitiesâ€"with a home that truly stands out from the rest.

Now priced at \$557,500â€"come take a look at this dual-suite gem before it's gone.

Built in 2013

Essential Information

MLS® #	A2206534
Price	\$557,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.05
Year Built	2013
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active		
Community Information			
Address	178 Mahogany Boulevard Se		
Subdivision	Mahogany		
City	Calgary		
County	Calgary		
Province	Alberta		
Postal Code	T3M 2C7		
Amenities			
Amenities	Beach Access, Clubhouse, Fitness Center, Picnic Area, Recreation Facilities, Boating		
Parking Spaces	2		
Parking	Double Garage Detached		
# of Garages	2		
Interior			
Interior Features	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings		
Heating	Forced Air, Natural Gas		
Cooling	None		
Has Basement	Yes		
Basement	Full, Partially Finished		
Exterior			
Exterior Features	Private Entrance, Private Yard, Rain Gutters		
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped		
Roof	Asphalt Shingle		
Construction	Cement Fiber Board, Wood Frame		
Foundation	Poured Concrete		

Additional Information

Date Listed	April 10th, 2025
Days on Market	24
Zoning	R-2M
HOA Fees	554

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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