

\$668,000 - 2240 Mahogany Boulevard Se, Calgary

MLS® #A2257893

\$668,000

3 Bedroom, 4.00 Bathroom, 1,627 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

***OPEN HOUSE SUN. SEPT 21 2:00 - 4:00

PM *** BEAUTIFULLY RENOVATED

Semi-Detached home in Mahogany â€”
Calgaryâ€™s Most Desirable Lake
Community.

Step into lakeside living with this fully
renovated 2 + 1 bedroom, 3.5-bath home just
steps from the beach and the Shops of
Westman Village. Every detail has been
updated with style and quality:

Relax on the large front porch with lake views.

-Designer Kitchen- â€”BRAND NEW!

High-end white cabinetry, striking black granite
counters, and a white â€œocean waveâ€•
backsplash pair perfectly with stainless steel
appliances.

-Elegant Finishes â€” Top-quality LVP flooring,
upgraded tile and carpet, new lighting, and a
stone-faced fireplace create a modern,
welcoming atmosphere.

-Smart Layout â€” Two upper-level primary
suites each feature a walk-in closet and
luxurious ensuite baths. Note that the shower
and tub are fully tiled to the ceiling. A mid-way
bonus room with a tray ceiling adds flexible
living space, while creating privacy between
the bedrooms. The convenient upper-floor
laundry room makes life easy.

-Thoughtful Extras â€” One bedroom includes
custom built-ins and a Murphy bed. Rough in
for central vacuum.

-Finished Lower Level â€” Bright and spacious
with two large egress windows and a
high-quality full bath, ideal for a guest suite or



family room. All professionally finished with city permits.

Outside, enjoy low-maintenance living with a composite deck with aluminum railing, "Perfect Turf" lawn, Gas BBQ hookup, interlocking brick patio, and garden edging, and a double detached garage that's fully insulated and drywalled. Note the wiring is there for your Hot Tub!

With quick access to shopping, schools, and major routes, this home blends luxury and convenience in one of Calgary's premier communities. Sip your morning coffee across the street at Analog or bring it home and enjoy the sunshine on your beautiful front porch. This is a home you won't want to miss!

Built in 2013

Essential Information

MLS® #	A2257893
Price	\$668,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2240 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 1Y7

Amenities

Amenities Beach Access, Clubhouse, Boating

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Insulated, Garage Faces Rear

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Tray Ceiling(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Great Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 3

Zoning R-2M

HOA Fees 585

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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