

\$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

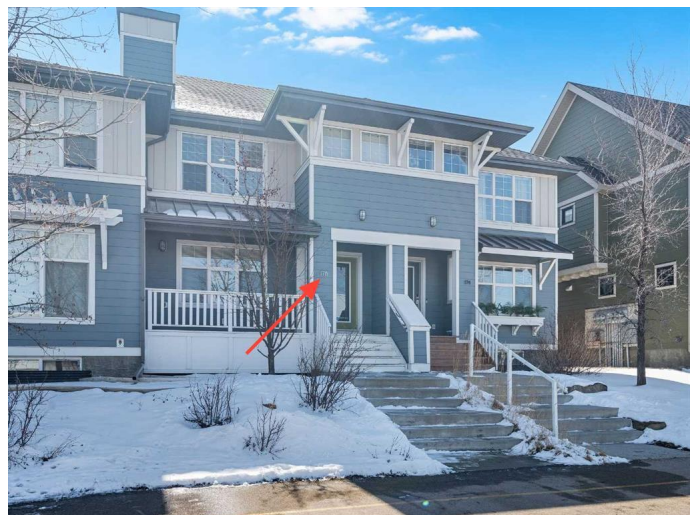
OPEN HOUSE: MAY 3RD - 11 AM TO 2 PM,
MAY 4TH, 12 PM TO 3 PM. Welcome to 178
Mahogany Blvd SE, a standout townhome in
Calgary's award-winning lake community
of Mahogany offering a rare layout
that's perfect for roommates, guests, or
flexible family living.

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
routines—everyone gets their own space,
and that's a luxury that'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 appliances—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.
There'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 deckâ€”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 todayâ€™s buyers are looking forâ€”walkable, family-friendly, and full of year-round outdoor perks.

- Recent updates include:
- â€¢ New washer & dryer (2022)
 - â€¢ New fridge (2023)
 - â€¢ 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 Calgaryâ€™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 itâ€™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
Type	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	Fitness Center, Beach Access, Boating, Clubhouse, Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Vinyl Windows, No Smoking Home, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Rain Gutters, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Few Trees
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	22
Zoning	R-2M

HOA Fees 554
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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