

\$859,000 - 428 Mahogany Boulevard Se, Calgary

MLS® #A2246543

\$859,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

This one feels right the moment you walk in. Located in the heart of Mahogany, this home offers a clean, functional layout with just the right amount of space in all the right places.

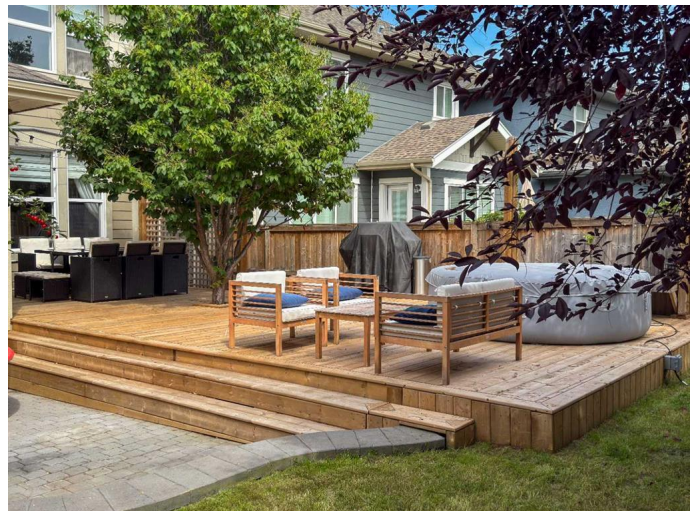
The main floor is open and bright, with a refreshed kitchen that keeps things simple and efficient—quartz countertops, a full pantry, island seating, and stainless steel appliances. The living and dining areas flow easily, with durable flooring and lots of natural light.

Upstairs, you'll find three comfortable bedrooms, including a primary with a walk-in closet and private ensuite. The bonus room gives you flexibility—movie nights, a home office, or a playroom. And yes, laundry's up here too.

The basement is finished, giving you even more space to work with—think gym, guest space, hobbies, or that second TV zone.

Out back, there's a private yard that is just perfection. Room to entertain, with southern exposure and trees, it is outdoor living at its finest. Out front is the attached heated double garage with overhead storage—perfect for keeping your gear out of sight but close at hand. The mechanical storage lift makes it even easier to store your toys. The siding on the whole house is 'Hardie' board style

What makes this place work:



FINISHED BASEMENT= bonus square
footage with a bedroom and a full bathroom

HEATED GARAGE with smart storage
solutions and polyaspartic flooring

CENTRAL AIR CONDITIONING

WALKING DISTANCE to schools, the lake,
and Mahogany's shops and restaurants

QUICK ACCESS to major roads when you
need to get moving

Whether you're upsizing, downsizing, or
buying your first place, this home delivers what
matters: space, comfort, and a location that
makes everyday life a little easier and a lot
more fun. This house is situated in the best
and safest part of Mahogany.

Come see it for yourself.

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2246543 |
| Price | \$859,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,216 |
| Acres | 0.10 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 428 Mahogany Boulevard Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1M7 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Granite Counters, Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Freezer, Gas Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, BBQ gas line |
| Lot Description | Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 7th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |

HOA Fees582

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Listing Details

Listing Office

Real Broker

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