

# \$567,500 - 178 Mahogany Boulevard Se, Calgary

MLS® #A2206534

**\$567,500**

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

Mahogany, Calgary, Alberta

Welcome to 178 Mahogany Blvd SE, a beautifully maintained 2-primary bedroom, 2.5-bathroom townhome in the heart of Calgary's award-winning lake community of Mahogany! With nearly 1,300 sq ft of thoughtfully designed living space, this home offers a perfect blend of style, function, and community living.

Step onto the inviting north-facing front porch, ideal for morning coffees or evening chats. Inside, you'll find a bright and open main floor with durable laminate and tile flooring and a well-laid-out design that flows effortlessly from the living room into the dining area and entertainer's kitchen.

The kitchen is the heart of the home, featuring maple cabinets, a mosaic tile backsplash, a large granite-topped island, and stainless steel appliances—perfect for hosting friends or whipping up your favorite meals. The dining area opens to a sunny, south-facing backyard, creating the ideal space for indoor-outdoor living.

Upstairs, you'll find two spacious primary bedrooms, each with its own 4-piece ensuite and generous closet space. One bedroom also includes a small nook opposite the walk-in closet, perfect for a compact desk or workstation.

The partially finished basement offers



excellent potential, with framing, lighting, and electrical outlets already in place (excluding bathroom plugs). It also includes a dedicated laundry area with a washer and dryer, plus a 3-piece rough-in for a future bathroomâ€”a head start for anyone looking to expand the space.

Outside, the fully fenced backyard features a deck with a built-in pergola, offering a cozy spot for relaxing or entertaining in the warmer months. A detached double garage provides ample parking and storage. Recent updates to the home include a new washer and dryer (May 2022), new fridge (April 2023), and new light fixtures, excluding those in bathrooms and closets.

Located just minutes from the beach and directly across the street from Mahogany School, this home is perfect for families, first-time buyers, or anyone seeking the Mahogany lifestyle. Youâ€™ll enjoy walkable access to the lake, parks, playgrounds, shops, restaurants, and moreâ€”all with no condo fees and a low HOA of just \$554/year.

Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most vibrant and desirable communitiesâ€”welcome to 178 Mahogany Blvd SE.

Built in 2013

**Essential Information**

MLS® #	A2206534
Price	\$567,500
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	Beach Access, Boating, Clubhouse, Fitness Center, Picnic Area, Recreation Facilities
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	21
Zoning	R-2M
HOA Fees	554
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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