

\$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

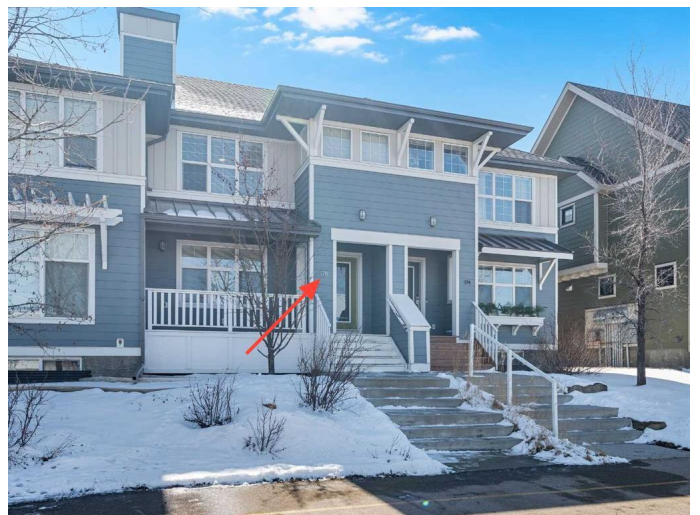
Welcome to 178 Mahogany Blvd SE, a standout townhome in Calgary's award-winning lake community of Mahogany offering a rare layout that's perfect for roommates, guests, or flexible family living.

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 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 communities—with a home that truly stands out from the rest.

Now priced at \$557,500—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
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, 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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.