



GRASSROOTS
REALTY GROUP

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632 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2312740



\$499,999

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,168 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

NEW PRICE! Seller relocating overseas—an incredible opportunity to own a beautifully maintained, original-owner home in Calgary's award-winning lake community of Mahogany for under \$500,000. Offering just under 1,200 sq. ft. of thoughtfully designed living space, this move-in ready semi-detached home is the perfect fit for first-time buyers, young professionals, investors, or those looking to downsize without compromising on style or location. The bright, open-concept main floor is filled with natural light and features durable laminate flooring, stainless steel appliances, and a convenient 2-piece powder room. Upstairs, you'll find two spacious primary bedrooms, each complete with its own walk-in closet and private ensuite; an ideal layout for roommates, guests, or families seeking added privacy. The unfinished basement provides excellent potential to create additional living space, a home office, gym, or extra storage to suit your needs. Outside, enjoy a fully fenced backyard, a spacious deck for entertaining, and an oversized parking pad with room for two vehicles. Living in Mahogany means enjoying one of Calgary's most sought-after communities, with year-round lake access, beautiful beaches, scenic pathways, parks, playgrounds, schools, shopping, restaurants, and endless recreational amenities just minutes from your door. Move-in ready, affordably priced, and available for quick possession, this is your chance to enjoy lake community living at an exceptional value. Book your private showing today!