



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

591 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2326432



\$489,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,171 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed

MAHOGANY LAKE LIVING for only \$500,000! Cute-as-a-button and located just steps away from parks and the Mahogany Wetlands - this is the one! Pulling up to this home, you'll fall in love with the beautiful landscaping and charming front porch. With 1,171 square feet and a double primary floor plan, this home has everything you need to begin your home ownership dream - including an affordable price tag. Upon entering, you'll notice a light filled and open floor plan, perfect for entertaining. The spacious main level has a large kitchen island, dedicated dining and living spaces, as well as a thoughtfully upgraded powder room. Yes, there is a pantry! Ascending to the upper floor, you'll notice brand new plush carpet with quality underlay. The upper floor features a double primary design with two large bedrooms, both with their own ensuites and walk-in closets. This sought-after floor plan is perfect for those seeking larger bedrooms or a guest/office space. The unspoiled basement is open and ready for development. Add a bedroom and a bathroom (roughed in), plus a rec room, or just utilize the large space for storage. Outside, you'll find a deck and large lawn space. Spend summer nights in the privacy of your own yard! The cherry on top is the large parking pad off of the alley - ready for the garage of your dreams! Clean and move-in ready with a long list of updates including a NEW WASHER DRYER (2025), NEW FRIDGE (2026), FRESH CARPET AND TRIM on the upper level and FRESH PAINT throughout - there is nothing to do but move in and enjoy. As property values continue to rise in Calgary, it is a no-brainer to secure a semi-detached home in a popular community while values are affordable, keeping your investment secure as prices continue to rise. Don't miss this chance to live in this amazing Mahogany house - located only a few

minutes away from schools, the extensive walking pathways of the wetlands, shopping, and of course the lake and its 21 acres of sandy beaches! Call your favourite Realtor for a private showing!