



GRASSROOTS
REALTY GROUP

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1022 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2346401



\$668,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,767 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Suite: Fridge, Microwave Hoodfan, Stove, Dishwasher

****Incredible Cash Flow Potential or Ideal Mortgage Helper in Prime Mahogany!**** Welcome to 1022 Mahogany Blvd, a rare and versatile real estate opportunity offering over 2,500 sq. ft. of total living space, smart design features, and year-round lake access in one of Calgary's most sought-after communities. Whether you are an investor looking to maximize rental yield or a buyer looking for a stylish primary residence with a strong mortgage helper, this fully finished home delivers exceptional value. The upper levels serve as a spacious and contemporary main residence featuring four bedrooms and 2.5 bathrooms, perfect for family living. The main level offers an open-concept floor plan with rich laminate flooring, abundant natural light, and a dedicated dining space. The chef-inspired kitchen comes outfitted with crisp white cabinetry, quartz countertops, a contrast wood-tone island with seating, full-height tile backsplash, stainless steel appliances, and a chimney-style hood fan. Nearby, the bright and airy living room sits centered near large windows, making it ideal for relaxing or entertaining. The lower level houses a fully self-contained two-bedroom suite with one full bath. It features a modern full kitchen equipped with stainless steel appliances (including a dishwasher and over-the-range microwave), crisp white shaker cabinets, sleek grey tile backsplash, laminate flooring, and its own separate living space. This layout provides an ideal setup for extended multi-generational living, or substantial rental income to offset monthly mortgage costs. Outdoors, you will find a low-maintenance back patio constructed with durable stamped concrete and secure privacy fencing. An oversized detached double-car garage offers secure parking and extra storage space. The home is located just steps away from Mahogany Lake, schools, parks, playgrounds, and the shops

and restaurants at Mahogany Village Market.