



**GRASSROOTS**  
REALTY GROUP

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**1041 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2346524**



**\$669,000**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                              |               |                  |
| <b>Type:</b>     | Residential/Duplex                    |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                  |
| <b>Size:</b>     | 1,680 sq.ft.                          | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Off Street, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped      |               |                  |

|                    |                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |     |

**Inclusions:** Appliances in basement suite (Refrigerator, Washer/Dryer, Stove, Microwave hoodfan)

\*OPEN HOUSE SATURDAY OCT.10, 12:00-2:00pm\* Excellent investment or mortgage helper! Welcome to this beautiful home, offering over 2,300 sq. ft. of developed living space in one of Calgary's most desirable communities. With over \$25,000 spent in upgrades, this thoughtfully designed property with a legal 2-bedroom secondary suite offers flexibility for homeowners, investors, or multi-generational families. The bright and inviting main floor features an open-concept layout with luxury vinyl plank flooring, soaring ceilings, large windows, and stylish contemporary finishes throughout. A private front office provides the perfect work-from-home space, while the spacious living and dining areas flow seamlessly from the chef-inspired kitchen. Designed with both style and function in mind, the kitchen features full-height cabinetry, quartz countertops, tile backsplash, stainless steel appliances, pantry storage, and a large centre island with seating. The main floor also has an additional office nook/flex space that makes a great homework or play area for kids. A practical mudroom and convenient 2-piece powder room complete the main level. Upstairs, the spacious primary retreat includes a walk-in closet and ensuite bathroom with dual vanity and large stand up shower. There are two additional bedrooms, a full bathroom, upper-level laundry and bonus room that provides plenty of space for family living. The lower level is home to a fully self-contained, legal 2-bedroom, 2-bathroom secondary suite with its own private side entrance. Complete with full kitchen, family room and separate laundry. Ideal for extended family, guests, or rental income, this valuable additional living space creates an excellent opportunity to offset monthly mortgage costs. Outside, the fully landscaped and fenced yard has been finished with new sod, fence, paving stones and BBQ Gas Line,

making this property truly move-in ready. Located close to Mahogany Lake, playgrounds, scenic pathways, schools, shopping, restaurants, and Mahogany Village, this home offers the perfect balance of lifestyle, versatility, and long-term value. Whether you're looking for a stylish family home, a smart investment, or a property with a strong mortgage helper, this property delivers an exceptional opportunity in one of Calgary's premier lake communities. The suite is already occupied by amazing tenants paying \$1500/month until Aug 2027. Book a showing today!