

1941 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2256894

**\$899,999**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Mirrored closet wardrobe in primary, shelving in garage, fridge in garage, wall mounted tv stand in basement, induction hotplate in basement kitchenette, 6 solar panels

Welcome to The Streams—Mahogany's most sought-after luxury villa-style community, where elegance meets easy living. This impeccably maintained 3-bedroom bungalow offers a refined open-concept layout with high-end finishes throughout, designed for comfortable and sophisticated single-family living. The main level features a chef-inspired kitchen with premium appliances, stone countertops, and custom cabinetry, opening to a private side balcony—perfect for morning coffee or evening relaxation. The primary suite is a true retreat, complete with a spa-like ensuite, walk-through closet, and its own private front porch. Main-floor laundry adds everyday convenience. The fully finished basement expands the living space with two spacious bedrooms, a full bathroom, and a large family room—ideal for guests, hobbies, or additional recreation. A small, convenient kitchenette area equipped with a two-burner induction hotplate, microwave, sink, and bar fridge provides added functionality for entertaining or extended family use, while remaining fully integrated into the home. The property is offered and intended for use strictly as a single-family dwelling in accordance with condominium bylaws and does not include a secondary illegal suite or multi-family accommodation. Located just steps from Mahogany's renowned amenities, including scenic wetlands, the exclusive beach club, and the vibrant Mahogany Village Market with its shops, dining, and services, this home offers the perfect blend of luxury, lifestyle, and low-maintenance living.