

**954 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2283518



\$599,999

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,254 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained 2-storey attached home featuring a bright, open-concept layout ideal for everyday living and entertaining. The main floor offers a sun-filled front living space, central dining area, and a spacious rear kitchen with white quartz countertops, full-height subway tile backsplash, chimney hood fan, ample cabinetry, and a window above the sink. A separate back entrance adds everyday convenience. Upstairs, the primary bedroom includes a walk-in closet and private 3-piece ensuite, while two additional bedrooms share a full 4-piece bathroom. The fully developed basement provides extra living space—perfect for a recreation room, home gym, or entertainment area. Located just steps from two playgrounds and close to the main beach, this home offers comfort, function, and an exceptional lakeside lifestyle.