

# \$668,000 - 2240 Mahogany Boulevard Se, Calgary

MLS® #A2257893

**\$668,000**

3 Bedroom, 4.00 Bathroom, 1,627 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

BEAUTIFULLY RENOVATED Semi-Detached home in Mahogany â€” Calgaryâ€™s Most Desirable Lake Community.

Step into lakeside living with this fully renovated 2 + 1 bedroom, 3.5-bath home just steps from the beach and the Shops of Westman Village. Every detail has been updated with style and quality:

Relax on the large front porch with lake views.

-Designer Kitchen- â€”BRAND NEW!

High-end white cabinetry, striking black granite counters, and a white â€œocean waveâ€• backsplash pair perfectly with stainless steel appliances.

-Elegant Finishes â€” Top-quality LVP flooring, upgraded tile and carpet, new lighting, and a stone-faced fireplace create a modern, welcoming atmosphere.

-Smart Layout â€” Two upper-level primary suites each feature a walk-in closet and luxurious ensuite baths. Note that the shower and tub are fully tiled to the ceiling. A mid-way bonus room with a tray ceiling adds flexible living space, while creating privacy between the bedrooms. The convenient upper-floor laundry room makes life easy.

-Thoughtful Extras â€” One bedroom includes custom built-ins and a Murphy bed.

-Finished Lower Level â€” Bright and spacious with two large egress windows and a high-quality full bath, ideal for a guest suite or family room. All professionally finished with city permits.

Outside, enjoy low-maintenance living with a



composite deck with aluminum railing, â€œPerfect Turfâ€• lawn, interlocking brick patio, and garden edging, and a double detached garage thatâ€™s fully insulated and drywalled. Note the wiring is there for your Hot Tub!

With quick access to shopping, schools, and major routes, this home blends luxury and convenience in one of Calgaryâ€™s premier communities. Sip your morning coffee across the street at Analog or bring it home and enjoy the sunshine on your beautiful front porch. This is a home you won't want to miss!

Built in 2013

### Essential Information

MLS® #	A2257893
Price	\$668,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2240 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y7

### Amenities

Amenities	Beach Access, Boating, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-2M
HOA Fees	585
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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