

# \$557,500 - 178 Mahogany Boulevard Se, Calgary

MLS® #A2206534

**\$557,500**

2 Bedroom, 3.00 Bathroom, 1,228 sqft  
Residential on 0.05 Acres

Mahogany, Calgary, Alberta

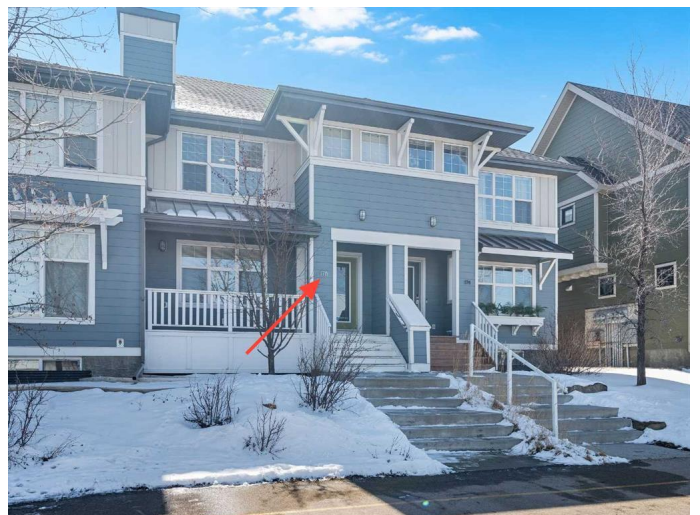
Welcome to 178 Mahogany Blvd SE, a standout townhome in Calgary's award-winning lake community of Mahogany offering a rare layout that's perfect for roommates, guests, or flexible family living.

What makes this one special? You get two spacious primary suites upstairs, and each comes with its own private 4-piece ensuite bathroom. No more sharing sinks or morning routines—everyone gets their own space, and that's a luxury that's hard to find at this price point.

The main floor is bright and welcoming, featuring a thoughtfully designed layout with durable laminate and tile flooring, a sunny south-facing backyard, and a modern kitchen complete with maple cabinetry, granite counters, a mosaic tile backsplash, and stainless steel appliances—perfect for cooking, entertaining, or working from the island.

Downstairs, the partially finished basement gives you a head start on future development with framing, lighting, outlets, and a 3-piece rough-in for a bathroom already in place. There's also a dedicated laundry area with washer and dryer included.

Step outside and enjoy a fully fenced backyard with a built-in pergola over the deck—ideal for



sunny afternoons or evening hangouts. A detached double garage provides secure parking and extra storage.

Situated just minutes from Mahogany Lake and Beach Club, and directly across the street from Mahogany School, this location offers the lifestyle today’s buyers are looking for—walkable, family-friendly, and full of year-round outdoor perks.

- Recent updates include:
- New washer & dryer (2022)
  - New fridge (2023)
  - New light fixtures (excluding bathrooms and closets)

With no condo fees and a low HOA of just \$554/year, this is your chance to get into one of Calgary’s most in-demand communities—with a home that truly stands out from the rest.

Now priced at \$557,500—come take a look at this dual-suite gem before it’s gone.

Built in 2013

**Essential Information**

MLS® #	A2206534
Price	\$557,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 178 Mahogany Boulevard Se  
Subdivision Mahogany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 2C7

### Amenities

Amenities Fitness Center, Beach Access, Boating, Clubhouse, Picnic Area, Recreation Facilities  
Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters  
Lot Description Back Lane, Back Yard, Landscaped, Few Trees  
Roof Asphalt Shingle  
Construction Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025  
Days on Market 33  
Zoning R-2M  
HOA Fees 554

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.