

**178 Mahogany Boulevard SE**  
**Calgary, Alberta****MLS # A2206534****\$567,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 178 Mahogany Blvd SE, a beautifully maintained 2-primary bedroom, 2.5-bathroom townhome in the heart of Calgary's award-winning lake community of Mahogany! With nearly 1,300 sq ft of thoughtfully designed living space, this home offers a perfect blend of style, function, and community living. Step onto the inviting north-facing front porch, ideal for morning coffees or evening chats. Inside, you'll find a bright and open main floor with durable laminate and tile flooring and a well-laid-out design that flows effortlessly from the living room into the dining area and entertainer's kitchen. The kitchen is the heart of the home, featuring maple cabinets, a mosaic tile backsplash, a large granite-topped island, and stainless steel appliances—perfect for hosting friends or whipping up your favorite meals. The dining area opens to a sunny, south-facing backyard, creating the ideal space for indoor-outdoor living. Upstairs, you'll find two spacious primary bedrooms, each with its own 4-piece ensuite and generous closet space. One bedroom also includes a small nook opposite the walk-in closet, perfect for a compact desk or workstation. The partially finished basement offers excellent potential, with framing, lighting, and electrical outlets already in place (excluding bathroom plugs). It also includes a dedicated laundry area with a washer and dryer, plus a 3-piece rough-in for a future bathroom—a head start for anyone looking to expand the space. Outside, the fully fenced backyard features a deck with a built-in pergola, offering a cozy spot for relaxing or entertaining in the warmer months. A detached double garage provides ample parking and storage. Recent updates to the home include a new washer and dryer (May 2022), new fridge (April 2023), and new light fixtures, excluding those in bathrooms and closets. Located

just minutes from the beach and directly across the street from Mahogany School, this home is perfect for families, first-time buyers, or anyone seeking the Mahogany lifestyle. You'll enjoy walkable access to the lake, parks, playgrounds, shops, restaurants, and more—all with no condo fees and a low HOA of just \$554/year. Don't miss this opportunity to live in one of Calgary's most vibrant and desirable communities—welcome to 178 Mahogany Blvd SE.