

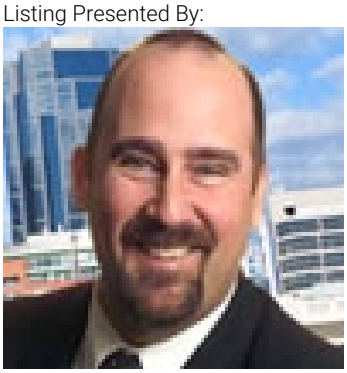
1213 Mahogany Boulevard Calgary Alberta

$674,900

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT IN MAHOGANY. This brand-new "Rayn" blends stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance--perfect for rental revenue, extended family, or added flexibility for the future. It's one of the best 2-bedroom suite layouts you'll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. Inside, the main level feels warm, modern, and highly functional with natural vinyl plank flooring and elevated finishes throughout. The central kitchen is the showpiece, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps the oversized island--ideal for morning coffee, casual meals, or weekend entertaining. The dining area sits perfectly between the kitchen and living room, with room for an extended table when family and friends gather. At the rear of the home, the living room is bright and welcoming with floor-to-ceiling windows that bring in beautiful natural light. A smartly positioned back entry and 2-piece bath add everyday convenience without interrupting the flow of the main living space. Two unique features help set this home apart: a versatile flex room just off the kitchen that works beautifully as a home office, playroom, or fitness space, plus a raised homework/tech nook overlooking the main floor--a fun and functional space that adds personality to the layout. Upstairs, a cozy bonus room offers the perfect spot for movie nights, a kids' space, or a quiet reading corner. The primary retreat is tucked privately at the back of the home and features an oversized window, generous walk-in closet, and stylish 4-piece ensuite with dual sinks and a full-size shower. The additional bedrooms are well-sized, ...

Living room 12.58 Ft x 11.58 Ft
Kitchen 12.08 Ft x 8.50 Ft
Dining room 1.00 Ft x 11.58 Ft
Other 8.58 Ft x 9.42 Ft
Office 7.25 Ft x 5.00 Ft
2pc Bathroom 4.92 Ft x 5.00 Ft
Bedroom 10.17 Ft x 8.42 Ft
4pc Bathroom 9.08 Ft x 5.00 Ft
Laundry room 6.42 Ft x 5.00 Ft
Living room/Dining room 12.17 Ft x 9.33 Ft
Kitchen 9.75 Ft x 7.33 Ft
Bedroom 11.83 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

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darylcarlson@shaw.ca

Bonus Room 10.17 Ft x 11.75 Ft

Primary Bedroom 12.00 Ft x 11.75 Ft

4pc Bathroom 5.00 Ft x 11.58 Ft

Bedroom 10.17 Ft x 8.25 Ft

Bedroom 9.00 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Laundry room 5.00 Ft x 3.08 Ft