

\$539,900 - 92, 903 Mahogany Boulevard Se, Calgary

MLS® #A2236888

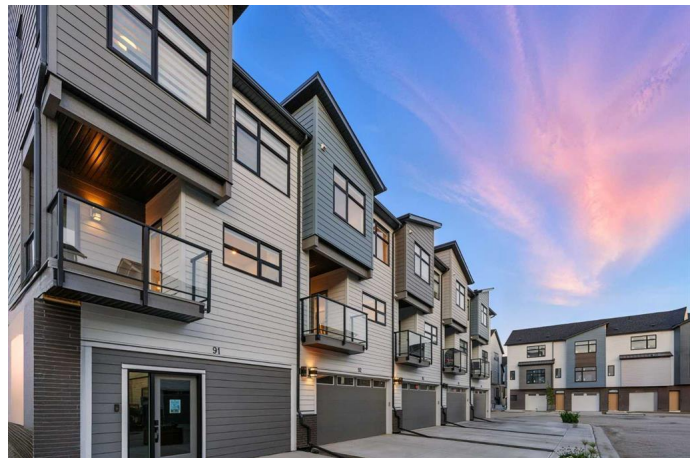
\$539,900

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SAT-SUN 12PM-5PM Built with longevity in mind, this brand new 3-bedroom, 2.5-bathroom townhome is built to stand the test of time. With **ENGINEERED FLOOR JOISTS**, durable **30-YEAR ARCHITECTURAL SHINGLES**, and top-tier exterior materials like **HARDIE BOARD SIDING** and **ALUMINUM SOFFITS**, you can enjoy peace of mind knowing this home is designed to minimize future maintenance—unlike many other townhome developments. Situated in the award-winning **LAKE COMMUNITY OF MAHOGANY**, this home offers unmatched access to Mahogany Lake, parks, schools, shopping, and some of Calgary's most popular restaurants. The exterior makes a lasting impression with its **ENGINEERED TRIM** and modern curb appeal. Step inside to discover an open-concept main floor filled with natural light, thanks to **BLACK VINYL WINDOWS**, **9'™ CEILINGS**, and warm-toned **LUXURY VINYL PLANK FLOORING** throughout. At the heart of the home, the chef-inspired kitchen features elegant **QUARTZ COUNTERTOPS**, a **WATERFALL ISLAND**, **FLAT PANEL MELAMINE CABINETRY** with **SOFT-CLOSE DOORS AND DRAWERS**, and a premium **SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE**—including a French door fridge and self-cleaning smooth-top range. The backsplash, finished in **FULL CERAMIC TILE** from **COUNTERTOP TO UPPER CABINETS**, adds a clean, high-end finish, while modern



PENDANT LIGHTING and POT LIGHTS
elevate the space with refined style. Upstairs,
all three bedrooms are fitted with DREAM
WEAVER SILVER LINING CARPET and plush
8 LB UNDERLAY, offering cozy comfort. The
bathrooms carry through the upscale
aesthetic, complete with more QUARTZ
COUNTERTOPS, 24x12â€• LUXURY TILE
FLOORING, and FULL HEIGHT TILE
SURROUNDS in both the tub and shower.
Additional standout features include
AUTOMATED BLINDS, a BBQ GAS LINE on
your private balcony, CENTRAL A/C, a
HIGH-EFFICIENCY FURNACE, and a
50-GALLON ELECTRIC HOT WATER
TANKâ€™delivering comfort and energy
savings year-round. Even the components
behind the walls were built with care, including
R42 ATTIC INSULATION and 30-YEAR
SHINGLES for lasting protection. The home
also includes an OVERSIZED DOUBLE
ATTACHED GARAGE with a FULL DOUBLE
DRIVEWAYâ€™perfect for additional parking
and storage. A bright FLEX ROOM on the
lower level offers the ideal space for a home
office, gym, or creative studio. If youâ€™™ve
been searching for a low-maintenance, stylish,
and well-constructed home in one of
Calgaryâ€™™s most vibrant and walkable lake
communities, this townhome in Mahogany is
one you donâ€™™t want to miss.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | A2236888 |
| Price | \$539,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |

| | |
|----------------|---------------|
| Square Footage | 1,562 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 92, 903 Mahogany Boulevard Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3W9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Humidifier, Microwave, Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Brick, Cement Fiber Board, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 13 |
| Zoning | M-2d150 |
| HOA Fees | 495 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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