

# \$549,900 - 91, 903 Mahogany Boulevard Se, Calgary

MLS® #A2232317

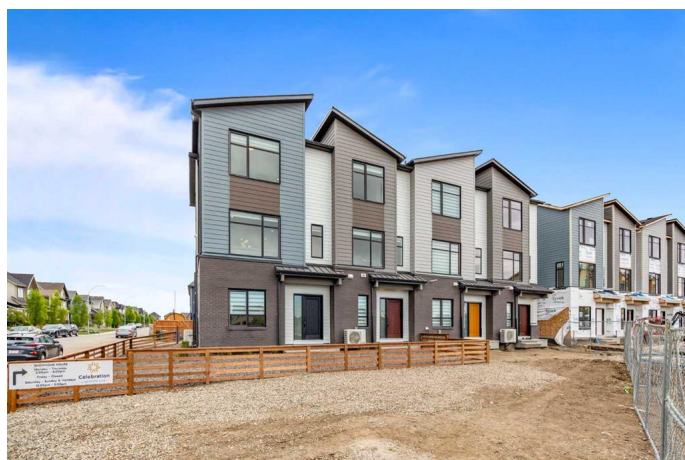
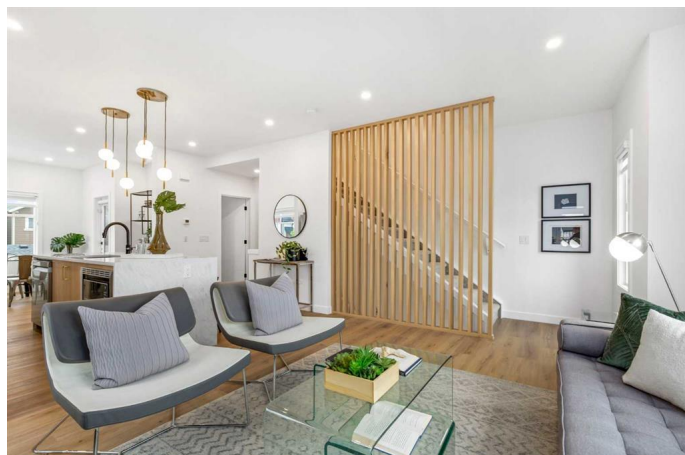
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*OPEN HOUSE SAT-SUN 12PM-5PM\*** Built to last â€” with engineered floor joists, 30-year architectural shingles, and high-end exterior materials like Hardie Board and aluminum soffits, this home is built for longevity. That means less worry about future maintenance and none of the headaches that come with poorly built townhome complexes. Welcome to this brand new 3-bedroom, 2.5-bathroom, END UNIT, which also comes with an OVERSIZED double attached garage, with a driveway. This townhome is located in the award-winning lake community of Mahoganyâ€™a neighbourhood known for its vibrant energy, walkable lifestyle, and proximity to Mahogany Lake, schools, parks, shops, and top-rated restaurants. From the moment you arrive, you'll notice the **HARDIE BOARD SIDING** and **ENGINEERED EXTERIOR TRIM**, offering both modern curb appeal and long-term durability. Inside, the open-concept main floor features 9â€™<sup>TM</sup> **CEILING**S, **LUXURY VINYL PLANK FLOORING**, and expansive **BLACK VINYL WINDOWS** that flood the space with natural light. The heart of the home is the chef-inspired kitchen, beautifully finished with **QUARTZ COUNTERTOPS**, a **WATERFALL KITCHEN ISLAND**, **FLAT PANEL MELAMINE CABINETS** with **SOFT-CLOSE DOORS AND DRAWERS**, and a full **SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE**, including a French door fridge and smooth-top self-cleaning range. The backsplash features **FULL CERAMIC TILE** running from the



COUNTERTOP TO THE UPPER CABINETS, creating a clean and polished finish. Pendant lighting and POT LIGHTS THROUGHOUT add warmth and modern sophistication. Upstairs, youâ€™ll find three spacious bedrooms, all finished with DREAM WEAVER SILVER LINING CARPET and plush 8 LB UNDERLAY for added comfort. The bathrooms continue the luxury theme with more QUARTZ COUNTERTOPS, LUXURY 24x12â€• TILE FLOORING, and FULL HEIGHT TILE SURROUNDS in the tub and shower. Additional highlights include AUTOMATED BLINDS, a BBQ GAS LINE on your private balcony, A/C, a HIGH-EFFICIENCY FORCED AIR FURNACE, and a 50-GALLON ELECTRIC HOT WATER TANKâ€™all designed to enhance comfort and energy efficiency. Even the behind-the-scenes build quality shines, with 30-YEAR ARCHITECTURAL SHINGLES, and R42 ATTIC INSULATION, ensuring long-term peace of mind and minimizing the maintenance issues often found in older or poorly built townhome complexes. If you're looking for modern design and premium finishes in an unbeatable location, this Mahogany townhome checks every box.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2232317  |
| Price          | \$549,900 |
| 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     | 91, 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, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| 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    | June 20th, 2025 |
| Days on Market | 19              |
| Zoning         | TBD             |

HOA Fees                495  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office           KIC Realty

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