

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

MLS® #A2236888

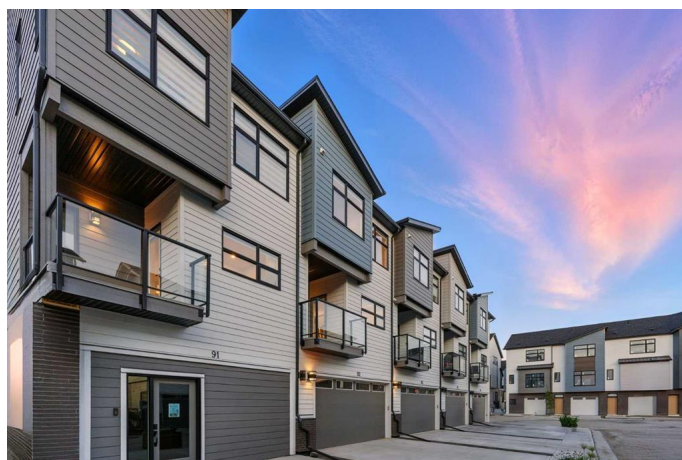
**\$539,900**

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	47
Zoning	M-2d150
HOA Fees	495
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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