

\$469,900 - 24, 903 Mahogany Boulevard Se, Calgary

MLS® #A2252802

\$469,900

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

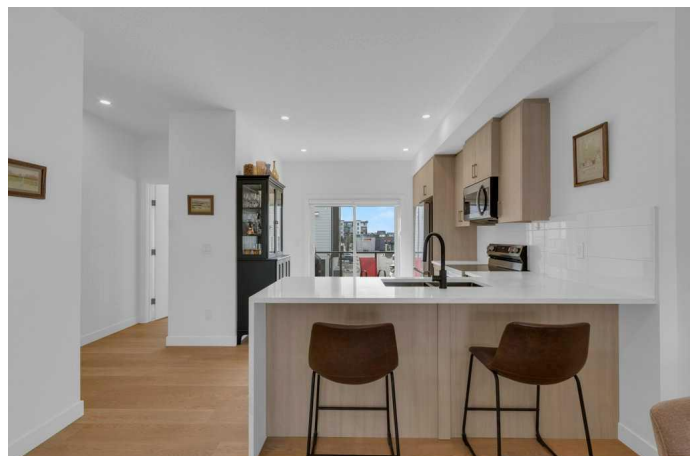
****OPEN HOUSE | SAT OCT 11 2pm - 3:30pm**** Imagine pulling into Mahogany and not worrying about flat tires, mud, or construction dust, yet stepping inside a home that feels brand new, loaded with all the modern upgrades, warranties, and finishes today's buyers want. That's the rare advantage this exclusive 3-storey townhouse offers.

This isn't just another resale....it's the best of both worlds: --> All the perks of a new build: warranty, high-end finishes, smart home details, air conditioning, electronic blinds, oversized garage, and even the option to purchase an extra outdoor parking stall. --> None of the downsides: no waiting for possession, no never-ending construction zones, no extra costs for blinds, landscaping, or fencing. It's already done.

With over 1,300 sq. ft. of modern, thoughtful design, this home offers 2 primary bedrooms with private ensuites, an open-concept main floor with upgraded stainless steel appliances and a spacious balcony, plus a rare private fenced backyard.

Need flexibility? The oversized tandem garage can be more than just parking...think guest suite, home gym, or office with a separate entrance.

And all of this, just a 15-minute stroll from



Mahogany Lake, pathways, tennis courts, and parks.

****It's a new-build lifestyle, but without the dust, delays, or surprises. **Homes like this don't come up often in Mahogany....especially under \$500K ** Check out the Reel and see why this one is different. ** ASK YOUR AGENT ABOUT ADDITIONAL PARKING AVAILABLE TO PURCHASE**

Built in 2024

Essential Information

MLS® #	A2252802
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	24, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

Amenities

Amenities	Beach Access
Parking Spaces	2

Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	46
Zoning	M-2 d150
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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