

\$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, 24x12" 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 TANK 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 DRIVEWAY 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 you've been searching for a low-maintenance, stylish, and well-constructed home in one of Calgary's most vibrant and walkable lake communities, this townhome in Mahogany is one you don'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	58
Zoning	M-2d150
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.