

# \$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 | 29             |
| Zoning         | M-2d150        |
| HOA Fees       | 495            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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