

# \$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

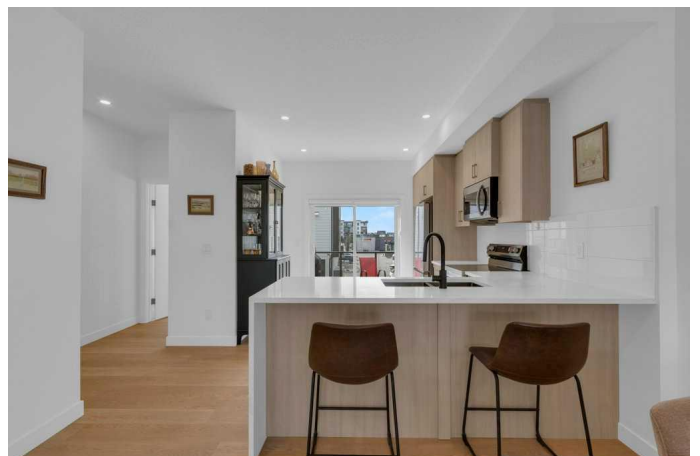
**\*\*OPEN HOUSE | SAT OCT 11 2pm - 3:30pm\*\*** Imagine pulling into Mahogany and not worrying about flat tires, mud, or construction dust, yet stepping inside a home that feels brand new, loaded with all the modern upgrades, warranties, and finishes today's buyers want. That's the rare advantage this 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 | 47                |
| Zoning         | M-2 d150          |
| HOA Fees       | 495               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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