

# \$499,900 - 16, 903 Mahogany Boulevard Se, Calgary

MLS® #A2232328

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Discover effortless lake-community living in this brand new 2-bedroom, 2-bath townhome tucked into vibrant Mahogany—steps from the beach club, scenic pathways, boutiques, and caf  s. Thoughtfully designed and engineered for LONGEVITY, this residence is wrapped in HARDIE BOARD SIDING, topped with 30-YEAR ARCHITECTURAL SHINGLES, and finished with corrosion-resistant aluminum soffits and fascia, so you can have peace of mind being in a well built complex. Inside, an airy open plan is anchored by 9-FOOT CEILINGS and sun-splashed BLACK VINYL WINDOWS. The chef  s kitchen makes everyday cooking feel gourmet with gleaming QUARTZ COUNTERTOPS, a full SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, and SOFT-CLOSE FLAT-PANEL CABINETS set against a FULL HEIGHT CERAMIC TILE BACKSPLASH. Warm LUXURY VINYL PLANK FLOORING runs throughout the main level. Upstairs, you  ll find something rare in townhome living—TWO TRUE PRIMARY SUITES, each boasting a private ensuite finished with more QUARTZ SURFACES, elegant 24  12-INCH TILE, and tiled tub/shower surrounds for a spa-like retreat. Plush carpeting with an 8-lb underlay softens every step, and an AUTOMATED BLIND PACKAGE ensures effortless privacy. Behind the scenes, ENGINEERED FLOOR JOISTS, R42 ATTIC INSULATION, a HIGH-EFFICIENCY FURNACE, 50-GALLON ELECTRIC HOT WATER TANK, and



ROUGH-INS FOR A/C keep energy costs low and comfort high. Fire up the grill on your balconyâ€™s BBQ GAS LINE and know that, thanks to the robust materials and meticulous construction, unexpected repairs down the road are far less likely than in many older complexes. If youâ€™re searching for a low-maintenance, lock-and-leave lifestyle without sacrificing luxury or location, this Mahogany townhome delivers.

Built in 2025

**Essential Information**

MLS® #	A2232328
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	16, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Oversized, Single Garage Attached
# of Garages	1

### 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, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer
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	June 20th, 2025
Days on Market	7
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	ANN

### Listing Details

Listing Office	KIC Realty
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