

\$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

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, 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 54

Zoning M-2 d150

HOA Fees 495

HOA Fees Freq. ANN

Listing Details

Listing Office The Real Estate District

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.