

\$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 | 14 |
| Zoning | TBD |
| HOA Fees | 495 |
| HOA Fees Freq. | ANN |

Listing Details

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

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