

# \$524,900 - 24, 903 Mahogany Boulevard Se, Calgary

MLS® #A2252802

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.00 Acres

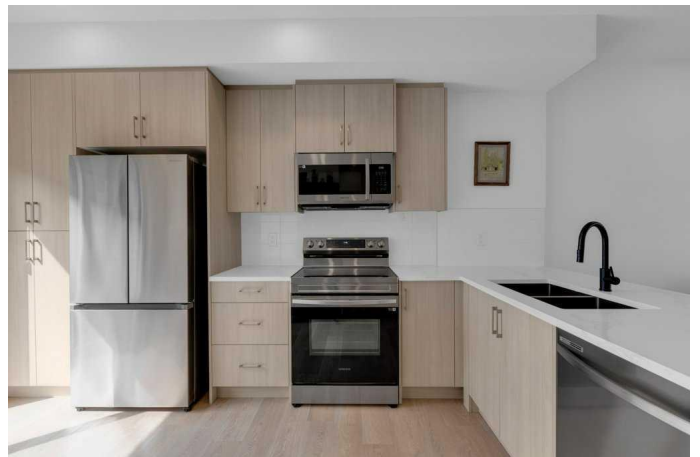
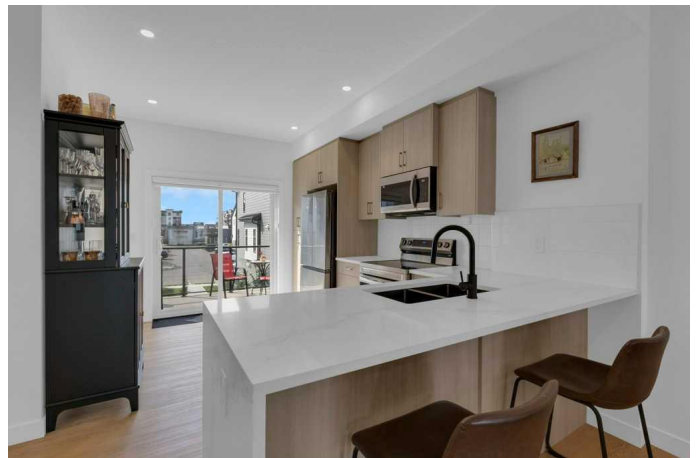
Mahogany, Calgary, Alberta

RARE FIND in Mahogany! This stunning 3-storey townhouse offers one of the most desirable locations in the complex...directly facing the central courtyard with unobstructed views, no peeking into neighbors'™ kitchens or bedrooms, and one of the few homes with a private fenced backyard.

This modern home features OVER 1,300 sq ft of practical designed living space, 2 spacious bedrooms, and 2.5 bathrooms. The main level showcases an open layout with durable vinyl plank (with carpet only on the stairs and ceramic tile flooring in the bathrooms), creating a clean, modern aesthetic. The kitchen is both stylish and functional with a breakfast bar, pantry, and upgraded stainless steel appliances with access to one of the larger balconies that this complex offers.

The primary bedroom is a true retreat, offering courtyard views, a custom walk-in closet with built-in organizers, and a spa-inspired ensuite with an oversized walk-in shower, double vanity, and Smart LED anti-fog mirrors. The second primary bedroom also has its own ensuite with a soaker tub and double vanity...perfect for guests, roommates, or family.

Additional highlights include central air conditioning for year-round comfort, electronic blinds for effortless light control, and the convenience of upstairs laundry. Natural light



fills the home thanks to its courtyard-facing orientation.

Need more space? The oversized tandem garage is more than just parking...itâ€™s a flexible area that could easily be converted into a third bedroom with a separate entrance, making it ideal as a guest bedroom, home office, or gym over looking the private backyard.

Just a 15-minute walk to Mahogany Lake, with access to scenic pathways, tennis courts, playgrounds, and parks, this home blends convenience with lifestyle.

Premium finishesâ€¦ smart designâ€¦ and a truly unmatched location. This is Mahogany living at its finest.

Built in 2024

Essential Information

MLS® #	A2252802
Price	\$524,900
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	2
Zoning	M-2 d150
HOA Fees	495
HOA Fees Freq.	ANN

### Listing Details

Listing Office	The Real Estate District
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