

16, 903 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2232328

\$499,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,560 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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 cafés. 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 ROUGHS-INS FOR A/C keep energy costs low and comfort high. Fire up the grill on your balcony’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 you’re searching for a low-maintenance, lock-and-leave lifestyle without

sacrificing luxury or location, this Mahogany townhome delivers.