

11, 903 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2236852

**\$495,900**

|           |  |        |                  |
|-----------|--|--------|------------------|
| 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:    | M-2d150 |
| 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   |            |         |

Offering exceptional privacy and abundant natural light, this END UNIT is thoughtfully positioned for a quiet, sun-filled lifestyle in one of Calgary's most desirable communities. Built with durability and longevity in mind, the home features HARDIE BOARD SIDING, 30-YEAR ARCHITECTURAL SHINGLES, and ALUMINUM SOFFITS AND FASCIA that stand up to the elements—so you can enjoy the CONFIDENCE OF OWNING A WELL STRUCTURED, and not worry about being in a poorly built complex. Inside, the open-concept design is elevated by 9-FOOT CEILINGS, BLACK VINYL WINDOWS, and a sun-drenched layout unique to end units. The kitchen brings everyday luxury with QUARTZ COUNTERTOPS, SOFT-CLOSE FLAT-PANEL CABINETRY, a FULL HEIGHT CERAMIC TILE BACKSPLASH, and a premium SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, including a French door fridge and self-cleaning range. LUXURY VINYL PLANK FLOORING flows throughout the main floor, blending style with easy upkeep. Upstairs, you'll find two generously sized PRIMARY SUITES, each with its own ensuite—complete with QUARTZ VANITIES, 24x12-INCH TILE FLOORING, and FULL HEIGHT TILE SURROUNDS for a sleek, spa-like finish. The upper level is completed with DREAM WEAVER CARPET and plush 8 LB UNDERLAY for ultimate comfort underfoot, plus an AUTOMATED BLIND PACKAGE that adds convenience and privacy. Behind the walls, this home is built for efficiency and lasting performance with ENGINEERED FLOOR JOISTS, R42 ATTIC INSULATION, a HIGH-EFFICIENCY FURNACE, 50-GALLON ELECTRIC HOT WATER TANK, and ROUGHS-INS FOR AIR CONDITIONING already in place. Your private balcony with a BBQ GAS LINE is the perfect place to unwind—whether

you're hosting or enjoying a quiet evening to yourself. If you're seeking a bright and private end-unit townhome with the confidence of being in a well built complex, the come on in for a showing.