

# \$509,900 - 24, 903 Mahogany Boulevard Se, Calgary

MLS® #A2252802

**\$509,900**

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

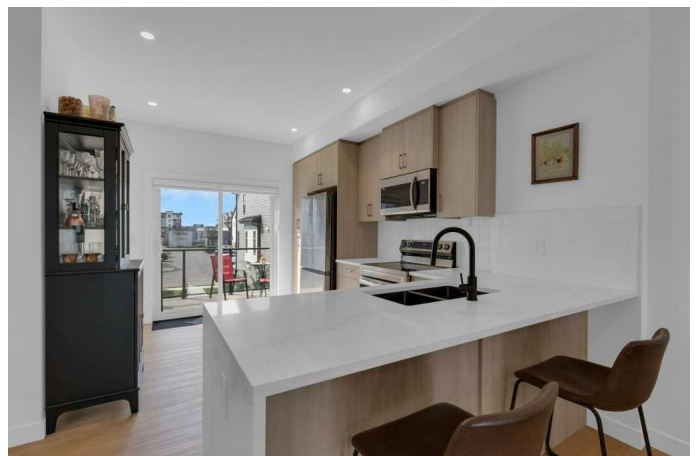
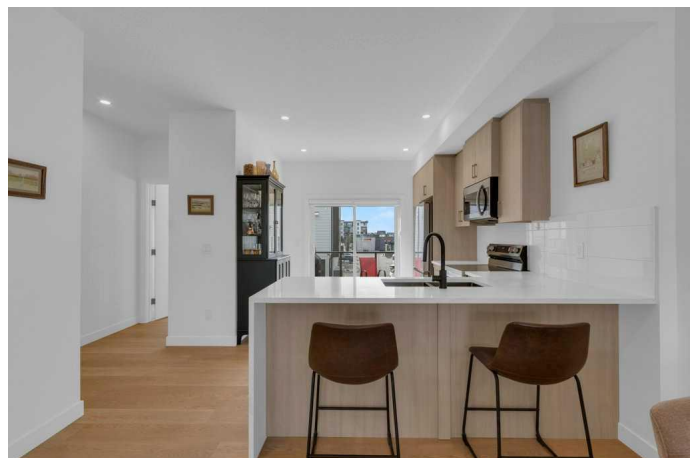
Mahogany, Calgary, Alberta

**\*\*NEW PRICE OPEN HOUSE | SUNDAY SEPT 7 | 11:30AM - 1PM\*\*** Stunning 3-storey townhouse in a prime courtyard location with open, unobstructed views and exceptional privacy...no direct sightlines into neighbouring homes...and one of the few 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 finishes, smart design, and a truly unmatched location. This is Mahogany living at its finest.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252802      |
| Price          | \$509,900     |
| 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 | 11                |
| Zoning         | M-2 d150          |
| HOA Fees       | 495               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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