

# \$510,000 - 13, 903 Mahogany Boulevard Se, Calgary

MLS® #A2199865

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to luxury living in Mahogany, Calgary's premier lake community! This stunning dual-master townhome by Mountain Pacific Homes offers high-end finishes and thoughtful design, making it the perfect place to call home. Key Features: • Dual master bedrooms for ultimate comfort and privacy • Tandem garage for extra storage and convenience • Feature wall for added elegance and style • Electric blinds for modern ease and functionality • Waterfall island – a showstopping centerpiece in your kitchen • LVP flooring throughout the main floor for a sleek, low-maintenance look • Pot lights throughout to create a warm and inviting ambiance Located just a 7-minute walk from the main beach house, you'll have year-round access to Mahogany's four-season lake lifestyle, featuring sandy beaches, parks, and top-tier amenities. \*Photos are representative\*

Built in 2025

## Essential Information

MLS® #	A2199865
Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,501
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	13, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3W9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Window Coverings, Humidifier
Heating	Forced Air
Cooling	Rough-In
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	32
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office      Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.