

24, 903 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2252802



\$489,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,330 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	M-2 d150
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: NA

****OPEN HOUSE | SAT SEPT 27 2:00PM - 3:30PM **** 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...it'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 overlooking 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. CHECK OUT THE REEL