$489,000 - 83, 903 Mahogany Boulevard Se, Calgary

MLS® #A2212212

$489,000

2 Bedroom, 3.00 Bathroom, 1,232 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to the ultimate in modern living. This stunning luxury townhome in the hottest selling new home community in Calgary, Mahogany, offers a lifestyle unlike any other. (please note the pictures are from the showhome of the same design) With dual master bedrooms, each featuring its own private ensuite with LED-lit vanity mirrors, this home offers flexibility and luxury. The open-concept layout is beautifully designed with luxury vinyl plank flooring across all three levels, 9â€™ knockdown ceilings, and a striking custom wood slatted feature wall. The gourmet kitchen includes quartz countertops, a flat-top ceramic stove, hidden-control dishwasher, and a double-sided fridge with built-in water dispenser and dual ice cube options. Plus, youâ€™ll love the oversized 14' wide single attached garage and upper-level laundry for added convenience.

Step outside to experience lakefront living at its finest. Mahogany boasts two beautiful beachesâ€"the main beach with a spectacular 20,000 sq ft clubhouse, and the West Beachâ€"offering a range of year-round activities, including swimming, watersports, skating, hockey, fishing, and ice fishing. Whether youâ€™re enjoying the water in summer or skating across the lake in winter, thereâ€™s always something to do in this dynamic community.

For all your everyday needs, Mahogany

Village Market is just moments away, offering everything from Sobeys and Shoppers to State & Main, Kinjo Sushi, Bro'Kin Yolk, and much more. When you're craving something a little more upscale, Westman Village has fine dining at Chairman's Steakhouse, live music at Alvin's Jazz Club, and delicious coffee at Analog Coffee.

Families will appreciate the proximity to top-rated schools such as:

Mahogany School (Public K–5)

Divine Mercy School (Catholic K–6)

Joane Cardinal-Schubert High School (Public 10–12)

All Saints High School (Catholic 10–12)

Live your best life in a community that offers private beach access, over 74 acres of natural wetlands, 22 km of scenic walking paths, and quick access to the South Health Campus and fitness centers. Whether you're looking for relaxation, recreation, or an active lifestyle, Mahogany delivers it all. Don't miss out—schedule your private showing today and start living the dream! (NOTE: unit 83 is mirrored to the showhome pictures provided) Luxury Vinyl Plank throughout...stairs are carpeted.

Built in 2025

Essential Information

MLS® #	A2212212
Price	$489,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	83, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3W9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	City Lot, Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Slab

Additional Information

Date Listed	April 18th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty