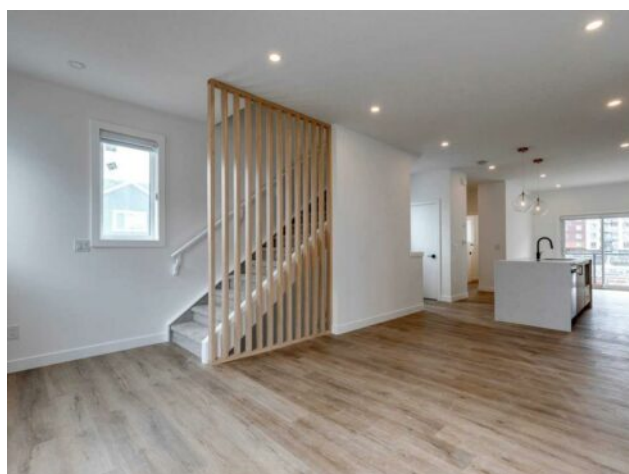


16, 903 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2232328



**\$499,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mahogany   |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,560 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Oversized, Single Garage Attached                              |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Level, Low Maintenance Landscape |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 240 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Concrete   | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Discover effortless lake-community living in this brand new 2-bedroom, 2-bath townhome tucked into vibrant Mahogany&mdash;steps from the beach club, scenic pathways, boutiques, and caf&eacute;s. Thoughtfully designed and engineered for LONGEVITY, this residence is wrapped in HARDIE BOARD SIDING, topped with 30-YEAR ARCHITECTURAL SHINGLES, and finished with corrosion-resistant aluminum soffits and fascia, so you can have peace of mind being in a well built complex. Inside, an airy open plan is anchored by 9-FOOT CEILINGS and sun-splashed BLACK VINYL WINDOWS. The chef&rsquo;s kitchen makes everyday cooking feel gourmet with gleaming QUARTZ COUNTERTOPS, a full SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, and SOFT-CLOSE FLAT-PANEL CABINETS set against a FULL HEIGHT CERAMIC TILE BACKSPLASH. Warm LUXURY VINYL PLANK FLOORING runs throughout the main level. Upstairs, you&rsquo;ll find something rare in townhome living&mdash;TWO TRUE PRIMARY SUITES, each boasting a private ensuite finished with more QUARTZ SURFACES, elegant 24&times;12-INCH TILE, and tiled tub/shower surrounds for a spa-like retreat. Plush carpeting with an 8-lb underlay softens every step, and an AUTOMATED BLIND PACKAGE ensures effortless privacy. Behind the scenes, ENGINEERED FLOOR JOISTS, R42 ATTIC INSULATION, a HIGH-EFFICIENCY FURNACE, 50-GALLON ELECTRIC HOT WATER TANK, and ROUGHS-INS FOR A/C keep energy costs low and comfort high. Fire up the grill on your balcony&rsquo;s BBQ GAS LINE and know that, thanks to the robust materials and meticulous construction, unexpected repairs down the road are far less likely than in many older complexes. If you&rsquo;re searching for a low-maintenance, lock-and-leave lifestyle without

sacrificing luxury or location, this Mahogany townhome delivers.