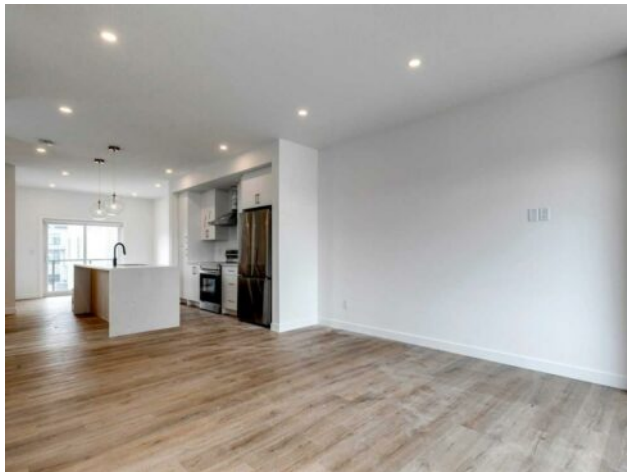


**11, 903 Mahogany Boulevard SE
Calgary, Alberta****MLS # A2236852****\$495,900**

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	M-2d150
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	N/A		

Offering exceptional privacy and abundant natural light, this END UNIT is thoughtfully positioned for a quiet, sun-filled lifestyle in one of Calgary's most desirable communities. Built with durability and longevity in mind, the home features HARDIE BOARD SIDING, 30-YEAR ARCHITECTURAL SHINGLES, and ALUMINUM SOFFITS AND FASCIA that stand up to the elements—so you can enjoy the CONFIDENCE OF OWNING A WELL STRUCTURED, and not worry about being in a poorly built complex. Inside, the open-concept design is elevated by 9-FOOT CEILINGS, BLACK VINYL WINDOWS, and a sun-drenched layout unique to end units. The kitchen brings everyday luxury with QUARTZ COUNTERTOPS, SOFT-CLOSE FLAT-PANEL CABINETRY, a FULL HEIGHT CERAMIC TILE BACKSPLASH, and a premium SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, including a French door fridge and self-cleaning range. LUXURY VINYL PLANK FLOORING flows throughout the main floor, blending style with easy upkeep. Upstairs, you'll find two generously sized PRIMARY SUITES, each with its own ensuite—complete with QUARTZ VANITIES, 24x12-INCH TILE FLOORING, and FULL HEIGHT TILE SURROUNDS for a sleek, spa-like finish. The upper level is completed with DREAM WEAVER CARPET and plush 8 LB UNDERLAY for ultimate comfort underfoot, plus an AUTOMATED BLIND PACKAGE that adds convenience and privacy. Behind the walls, this home is built for efficiency and lasting performance with ENGINEERED FLOOR JOISTS, R42 ATTIC INSULATION, a HIGH-EFFICIENCY FURNACE, 50-GALLON ELECTRIC HOT WATER TANK, and ROUGH-INS FOR AIR CONDITIONING already in place. Your private balcony with a BBQ GAS LINE is the perfect place to unwind—whether

you're hosting or enjoying a quiet evening to yourself. If you're seeking a bright and private end-unit townhome with the confidence of being in a well built complex, the come on in for a showing.