

24, 903 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2252802



\$489,800

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 OCT 4 2:00PM - 3:30PM ** NO CONDO FEES FOR A YEAR!!!!** Imagine pulling into Mahogany and not worrying about flat tires, mud, or construction dust… yet stepping inside a home that feels brand new, loaded with all the modern upgrades, warranties, and finishes today’s buyers want. That’s the rare advantage this exclusive 3-storey townhouse offers. This isn’t just another resale....it’s the best of both worlds: --> All the perks of a new build: warranty, high-end finishes, smart home details, air conditioning, electronic blinds, oversized garage, and even the option to purchase an extra outdoor parking stall. --> None of the downsides: no waiting for possession, no never-ending construction zones, no extra costs for blinds, landscaping, or fencing. It’s already done. With over 1,300 sq. ft. of modern, thoughtful design, this home offers 2 primary bedrooms with private ensuites, an open-concept main floor with upgraded stainless steel appliances and a spacious balcony, plus a rare private fenced backyard. Need flexibility? The oversized tandem garage can be more than just parking...think guest suite, home gym, or office with a separate entrance. And all of this, just a 15-minute stroll from Mahogany Lake, pathways, tennis courts, and parks. ****It’s a new-build lifestyle, but without the dust, delays, or surprises. **Homes like this don’t come up often in Mahogany....especially under \$500K ** Check out the Reel and see why this one is different. ** ASK YOUR AGENT ABOUT NO CONDO FEES FOR 12 MONTHS****