

**83, 903 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2212212



\$489,000

Division:	Mahogany		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 199
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-G
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric motorized blinds

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, 9' 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, you'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 beaches—the main beach with a spectacular 20,000 sq ft clubhouse, and the West Beach—offering a range of year-round activities, including swimming, watersports, skating, hockey, fishing, and ice fishing. Whether you're enjoying the water in summer or skating across the lake in winter, there'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's 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.