

# \$569,900 - 81, 903 Mahogany Boulevard, Calgary

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MLS® #A2231113

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Yes, you read that right. You can own a brand new townhome in Mahogany, Calgaryâ€™s most in-demand lake community, for just \$569,900. Thatâ€™s not a typo, and itâ€™s not a â€œstarting fromâ€• price either. This is the real deal. End unit. Three bedrooms. Double attached garage. Lake access. And no, youâ€™re not dreaming.

Built by Mountain Pacific Homes, this place checks every box. The main floor has a bright open layout with a chef-inspired kitchen at the centre, quartz countertops, stainless steel appliances, soft-close cabinets, and an island thatâ€™s just begging for Sunday pancakes or Friday night wine and cheese.

Upstairs? A true primary retreat with walk-in closet and ensuite, plus two more bedrooms, another full bath, and laundry right where you need it. Downstairs offers a flex space for your gym, office, or hobby setup, and direct entry to the attached garageâ€”no more freezing your butt off in the winter.

Even the automated blinds are already in. Itâ€™s just one more reason this home feels like luxury without the luxury price tag.

And donâ€™t forget where you are: Mahogany. Private lake access. Beaches. Skating. Paddleboarding. Coffee shops. Groceries. Schools. Parks. Everything you need is either walking distance or a short



drive. It's not just a neighbourhood, it's a lifestyle people wait years to get into. This isn't just a good deal for Mahogany. It's one of the best deals in the city right now. Don't sleep on it. \*\*\* Photos are from showhome.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2231113      |
| Price          | \$569,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,594         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 81, 903 Mahogany Boulevard |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3W9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave             |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Basement          | None                                     |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Level                     |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Cement Fiber Board |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 26              |
| Zoning         | TBD             |
| HOA Fees       | 495             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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