

\$475,000 - 22, 903 Mahogany Boulevard Se, Calgary

MLS® #A2264801

\$475,000

2 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Nestled in the desirable lake community of Mahogany, this 2024-built three-storey townhouse by Mountain Pacific Homes combines modern design, high-end finishes, and functional living spaces. With over 1,500 square feet and lake access, this home offers comfort, convenience, and a vibrant lifestyle. The main level is designed for both everyday living and entertaining. Sunlight fills the open-concept kitchen, dining, and living areas, highlighted by sleek luxury vinyl plank flooring and 9-foot ceilings. The kitchen at the heart of the home features quartz countertops, upgraded stainless steel appliances, ample storage, and a breakfast bar for casual meals. A balcony just off the kitchen provides a perfect spot for morning coffee or evening relaxation. The dining area flows naturally into the living room, creating a seamless space for gatherings, and a conveniently located two-piece powder room completes this level. Upstairs, comfort and privacy take center stage. Both primary bedrooms feature walk-in closets and ensuite bathrooms, each with dual sinks for added convenience. One ensuite showcases a spa-inspired five-piece layout with an oversized shower and built-in bench, while the other offers a stylish and well-appointed four-piece design. Vinyl plank flooring continues throughout, and an upstairs laundry area adds practical convenience. The entry-level floor is designed with both functionality and flexibility in mind. A tandem garage with built-in shelving provides



abundant storage, and part of the space could easily be adapted into a home gym or hobby area. The storage and utility room adds convenience, and direct access to the backyard makes moving between indoor and outdoor spaces effortless. Step outside to a private retreat in the fully fenced backyard, featuring a concrete patio and privacy glass. Modern features include air conditioning, automated blinds, a high-efficiency furnace, and a 50-gallon electric hot water tank, while durable construction with engineered floor joists, 30-year architectural shingles, R42 attic insulation, Hardie Board siding, and aluminum soffits ensures long-term peace of mind. As a new build, the home includes warranty coverage, smart home features, electronic blinds, and the option to purchase an extra outdoor parking stall. There is no waiting for possession, ongoing construction, or additional costs for landscaping, fencing, or window treatments because everything is already complete. Residents enjoy a vibrant lakeside lifestyle, with a 15-minute walk to Mahogany Beach Club, sandy beaches, a non-motorized marina, swimming, paddleboarding, kayaking, fishing, and year-round recreational activities. West and Central Beaches feature sports courts, playgrounds, picnic areas, and fire pits, while the community’s wetlands are nearby. Local amenities include Mahogany Village Market, Westman Village, restaurants, Seton YMCA, Calgary Public Library, and schools. Easy access to 52nd Avenue and Stoney Trail ensures simple commuting.

Built in 2024

Essential Information

MLS® #	A2264801
Price	\$475,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	22, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	6
Zoning	M-2 d150
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.