

\$509,900 - 24, 903 Mahogany Boulevard Se, Calgary

MLS® #A2252802

\$509,900

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

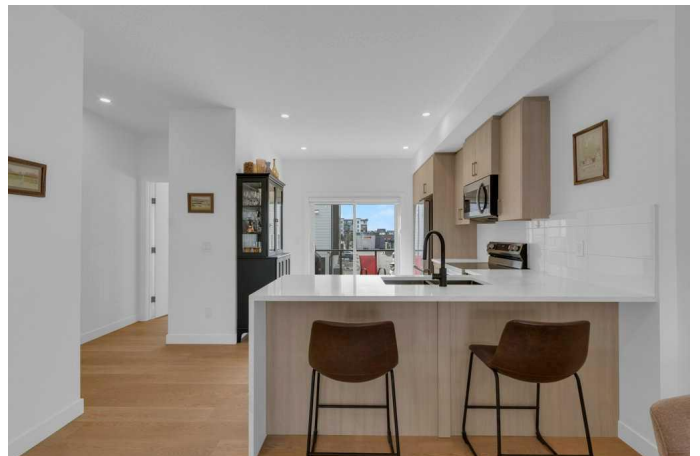
Mahogany, Calgary, Alberta

****NEW PRICE OPEN HOUSE | SUNDAY SEPT 7 | 11:30AM - 1PM**** Stunning 3-storey townhouse in a prime courtyard location with open, unobstructed views and exceptional privacy...no direct sightlines into neighbouring homes...and one of the few with a private, fenced backyard.

This modern home features OVER 1,300 sq ft of practical designed living space, 2 spacious bedrooms, and 2.5 bathrooms. The main level showcases an open layout with durable vinyl plank (with carpet only on the stairs and ceramic tile flooring in the bathrooms), creating a clean, modern aesthetic. The kitchen is both stylish and functional with a breakfast bar, pantry, and upgraded stainless steel appliances with access to one of the larger balconies that this complex offers.

The primary bedroom is a true retreat, offering courtyard views, a custom walk-in closet with built-in organizers, and a spa-inspired ensuite with an oversized walk-in shower, double vanity, and Smart LED anti-fog mirrors. The second primary bedroom also has its own ensuite with a soaker tub and double vanity...perfect for guests, roommates, or family.

Additional highlights include central air conditioning for year-round comfort, electronic blinds for effortless light control, and the convenience of upstairs laundry. Natural light



fills the home thanks to its courtyard-facing orientation.

Need more space? The oversized tandem garage is more than just parking...itâ€™s a flexible area that could easily be converted into a third bedroom with a separate entrance, making it ideal as a guest bedroom, home office, or gym over looking the private backyard.

Just a 15-minute walk to Mahogany Lake, with access to scenic pathways, tennis courts, playgrounds, and parks, this home blends convenience with lifestyle.

Premium finishes, smart design, and a truly unmatched location. This is Mahogany living at its finest.

Built in 2024

Essential Information

MLS® #	A2252802
Price	\$509,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	24, 903 Mahogany Boulevard Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Tandem
# of Garages	2

Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	12
Zoning	M-2 d150
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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