

# \$495,900 - 11, 903 Mahogany Boulevard Se, Calgary

MLS® #A2236852

**\$495,900**

2 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Offering exceptional privacy and abundant natural light, this END UNIT is thoughtfully positioned for a quiet, sun-filled lifestyle in one of Calgary's most desirable communities. Built with durability and longevity in mind, the home features HARDIE BOARD SIDING, 30-YEAR ARCHITECTURAL SHINGLES, and ALUMINUM SOFFITS AND FASCIA that stand up to the elements so you can enjoy the CONFIDENCE OF OWNING A WELL STRUCTURED, and not worry about being in a poorly built complex. Inside, the open-concept design is elevated by 9-FOOT CEILINGS, BLACK VINYL WINDOWS, and a sun-drenched layout unique to end units. The kitchen brings everyday luxury with QUARTZ COUNTERTOPS, SOFT-CLOSE FLAT-PANEL CABINETRY, a FULL HEIGHT CERAMIC TILE BACKSPLASH, and a premium SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, including a French door fridge and self-cleaning range. LUXURY VINYL PLANK FLOORING flows throughout the main floor, blending style with easy upkeep. Upstairs, you'll find two generously sized PRIMARY SUITES, each with its own ensuite complete with QUARTZ VANITIES, 24x12-INCH TILE FLOORING, and FULL HEIGHT TILE SURROUNDS for a sleek, spa-like finish. The upper level is completed with DREAM WEAVER CARPET and plush 8 LB UNDERLAY for ultimate comfort underfoot, plus an AUTOMATED BLIND PACKAGE that adds convenience and privacy.



Behind the walls, this home is built for efficiency and lasting performance with ENGINEERED FLOOR JOISTS, R42 ATTIC INSULATION, a HIGH-EFFICIENCY FURNACE, 50-GALLON ELECTRIC HOT WATER TANK, and ROUGHS-INS FOR AIR CONDITIONING already in place. Your private balcony with a BBQ GAS LINE is the perfect place to unwind—whether you’re hosting or enjoying a quiet evening to yourself. If you're seeking a bright and private end-unit townhome with the confidence of being in a well built complex, the come on in for a showing.

Built in 2025

**Essential Information**

MLS® #	A2236852
Price	\$495,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	11, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3W9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Concrete, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	M-2d150
HOA Fees	495
HOA Fees Freq.	ANN

### Listing Details

Listing Office	KIC Realty
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