

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

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MLS® #A2231113

## \$569,900

3 Bedroom, 3.00 Bathroom, 1,559 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	1,559
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, Microwav
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	4
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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