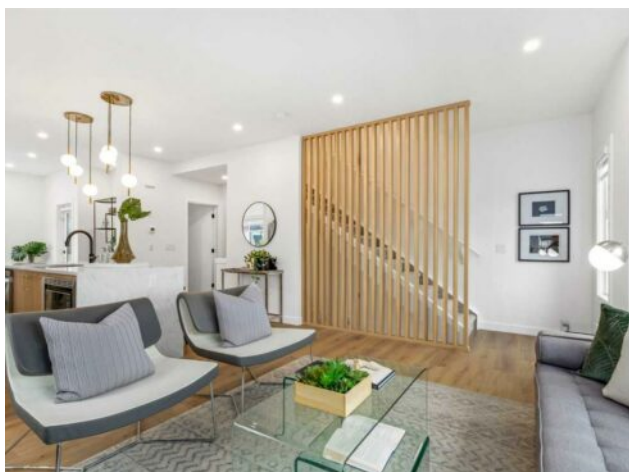


91, 903 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2232317



# \$549,900

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mahogany   |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,562 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Oversized                              |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Level, Low Maintenance Landscape |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 244 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Concrete   | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

**\*OPEN HOUSE THIS SAT-SUN 12PM-5PM\*** Built to last END UNIT &ndash; with engineered floor joists, 30-year architectural shingles, and high-end exterior materials like Hardie Board and aluminum soffits, this home is built for longevity. That means less worry about future maintenance and none of the headaches that come with poorly built townhome complexes. Welcome to this brand new 3-bedroom, 2.5-bathroom, END UNIT, which also comes with an OVERSIZED double attached garage, with a driveway. This townhome is located in the award-winning lake community of Mahogany&mdash;a neighbourhood known for its vibrant energy, walkable lifestyle, and proximity to Mahogany Lake, schools, parks, shops, and top-rated restaurants. From the moment you arrive, you'll notice the HARDIE BOARD SIDING and ENGINEERED EXTERIOR TRIM, offering both modern curb appeal and long-term durability. Inside, the open-concept main floor features 9&rsquo; CEILINGS, LUXURY VINYL PLANK FLOORING, and expansive BLACK VINYL WINDOWS that flood the space with natural light. The heart of the home is the chef-inspired kitchen, beautifully finished with QUARTZ COUNTERTOPS, a WATERFALL KITCHEN ISLAND, FLAT PANEL MELAMINE CABINETS with SOFT-CLOSE DOORS AND DRAWERS, and a full SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE, including a French door fridge and smooth-top self-cleaning range. The backsplash features FULL CERAMIC TILE running from the COUNTERTOP TO THE UPPER CABINETS, creating a clean and polished finish. Pendant lighting and POT LIGHTS THROUGHOUT add warmth and modern sophistication. Upstairs, you&rsquo;ll find three spacious bedrooms, all finished with DREAM WEAVER SILVER LINING CARPET and plush 8 LB UNDERLAY for added comfort. The bathrooms

continue the luxury theme with more QUARTZ COUNTERTOPS, LUXURY 24x12" TILE FLOORING, and FULL HEIGHT TILE SURROUNDS in the tub and shower. Additional highlights include AUTOMATED BLINDS, a BBQ GAS LINE on your private balcony, A/C, a HIGH-EFFICIENCY FORCED AIR FURNACE, and a 50-GALLON ELECTRIC HOT WATER TANK—all designed to enhance comfort and energy efficiency. Even the behind-the-scenes build quality shines, with 30-YEAR ARCHITECTURAL SHINGLES, and R42 ATTIC INSULATION, ensuring long-term peace of mind and minimizing the maintenance issues often found in older or poorly built townhome complexes. If you're looking for modern design and premium finishes in an unbeatable location, this Mahogany townhome checks every box.