# \$510,000 - 13, 903 Mahogany Boulevard Se, Calgary

MLS® #A2213135

## \$510,000

2 Bedroom, 3.00 Bathroom, 1,390 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to the ultimate in modern living. This stunning luxury townhome in the hottest selling new home community in Calgary, Mahogany, offers a lifestyle unlike any other. With dual master bedrooms, each featuring its own private ensuite with LED-lit vanity mirrors, this home offers flexibility and luxury. The open-concept layout is beautifully designed with luxury vinyl plank flooring across all three levels, 9' knockdown ceilings, and a striking custom wood slatted feature wall. The gourmet kitchen includes quartz countertops, a flat-top ceramic stove, hidden-control dishwasher, and a double-sided fridge with built-in water dispenser and dual ice cube options. Plus, you'II love the DOUBLE attached garage and upper-level laundry for added convenience.

Step outside to experience lakefront living at its finest. Mahogany boasts two beautiful beachesâ€"the main beach with a spectacular 20,000 sq ft clubhouse, and the West Beachâ€"offering a range of year-round activities, including swimming, watersports, skating, hockey, fishing, and ice fishing. Whether you're enjoying the water in summer or skating across the lake in winter, there's always something to do in this dynamic community.

For all your everyday needs, Mahogany Village Market is just moments away, offering everything from Sobeys and Shoppers to State







MIDDLE UNIT | 3 BEDROOMS | 25 WASHROOMS | DOUBLE ATTACHED GARAGI



87 SQ FT GROUND 680 SQ FT

623 SQ FT UPPER

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& Main, Kinjo Sushi, Bro'Kin Yolk, and much more. When you're craving something a little more upscale, Westman Village has fine dining at Chairman's Steakhouse, live music at Alvin's Jazz Club, and delicious coffee at Analog Coffee.

Families will appreciate the proximity to top-rated schools such as:

Mahogany School (Public Kâ€"5)

Divine Mercy School (Catholic Kâ€"6)

Joane Cardinal-Schubert High School (Public 10–12)

All Saints High School (Catholic 10â€"12)

Live your best life in a community that offers private beach access, over 74 acres of natural wetlands, 22 km of scenic walking paths, and quick access to the South Health Campus and fitness centers. Whether you're looking for relaxation, recreation, or an active lifestyle, Mahogany delivers it all. Don't miss outâ€"schedule your private showing today and start living the dream!

Please note; square footage is based on builders construction plans. Pictures provided are a virtually staged similar model. The actual unit is at pre-drywall stage and may be a mirror image of pictures shown.

Built in 2025

#### **Essential Information**

MLS® # A2213135 Price \$510,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,390

Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 13, 903 Mahogany Boulevard Se

Subdivision Mahogany

City Calgary

County Calgary
Province Alberta

Postal Code T3M3W9

### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Park, Playground, Recreation

Facilities, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Tandem

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description City Lot, Level Roof Asphalt Shingle

Construction Brick, Cement Fiber Board

Foundation Slab

#### **Additional Information**



Date Listed April 18th, 2025

Zoning R-G HOA Fees 495

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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