

# \$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, 9â€™™ 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, youâ€™™ll 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 youâ€™™re enjoying the water in summer or skating across the lake in winter, thereâ€™™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



& Main, Kinjo Sushi, Broâ€™™Kin Yolk, and much more. When you're craving something a little more upscale, Westman Village has fine dining at Chairmanâ€™™s Steakhouse, live music at Alvinâ€™™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 10â€“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. Donâ€™™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
Days on Market	26
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.