

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

MLS® #A2231113

\$569,900

3 Bedroom, 3.00 Bathroom, 1,594 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	1,594
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	71
Zoning	TBD
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.