

**86, 903 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2230773**



**\$569,900**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <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, Garage Door Opener, Garage Faces Rear, Insulate |               |                  |
| <b>Lot Size:</b> | -                                                                       |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Flag Lot          |               |                  |

|                    |                                                                                                                                                                     |                   |              |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                             | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                      | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | \$ 253       |
| <b>Basement:</b>   | None                                                                                                                                                                | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete                                                                                                                                   | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | See Remarks  |
| <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> | Electric Window Blinds                                                                                                                                              |                   |              |

Effortless Luxury in the Heart of Mahogany, welcome to the Portofino, this beautifully curated townhome by Mountain Pacific Homes. is where modern elegance meets everyday convenience in one of Calgary's most sought-after lake communities. Step inside to a spacious grand foyer that sets the tone for what's ahead, complemented by a versatile flex room perfect for a home office, gym, or lounge—plus direct access to your secure double attached garage for added ease. Upstairs, an expansive open-concept living area unfolds with effortless style. The central chef-inspired kitchen is the heart of the home, featuring a large island perfect for hosting, cooking, or casual meals. A sun-drenched dining space flows naturally into the inviting living room, blending warmth and functionality in perfect balance. The upper level is your private sanctuary, boasting a serene primary suite complete with a walk-in closet and sleek ensuite. Two additional bedrooms, a full 4-piece bath, and a convenient upstairs laundry area offer smart, family-friendly living. Set in vibrant Mahogany, you're steps away from parks, schools, the lake, and countless amenities—making this more than just a home, but a lifestyle. Experience elevated townhome living where every detail is designed for comfort, style, and connection. Photos are representative.