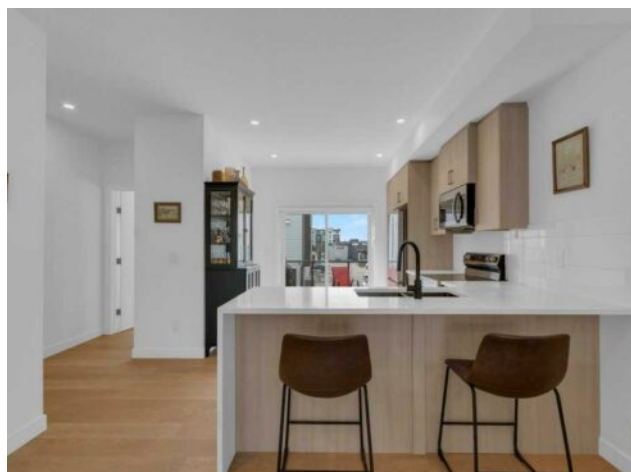


**24, 903 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2252802**



**\$509,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape, Street Lighting, Underground		

<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>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**\*\*NEW PRICE OPEN HOUSE | SUNDAY SEPT 7 | 11:30AM - 1PM\*\*** Stunning 3-storey townhouse in a prime courtyard location with open, unobstructed views and exceptional privacy...no direct sightlines into neighbouring homes...and one of the few with a private, fenced backyard. This modern home features OVER 1,300 sq ft of practical designed living space, 2 spacious bedrooms, and 2.5 bathrooms. The main level showcases an open layout with durable vinyl plank (with carpet only on the stairs and ceramic tile flooring in the bathrooms), creating a clean, modern aesthetic. The kitchen is both stylish and functional with a breakfast bar, pantry, and upgraded stainless steel appliances with access to one of the larger balconies that this complex offers. The primary bedroom is a true retreat, offering courtyard views, a custom walk-in closet with built-in organizers, and a spa-inspired ensuite with an oversized walk-in shower, double vanity, and Smart LED anti-fog mirrors. The second primary bedroom also has its own ensuite with a soaker tub and double vanity...perfect for guests, roommates, or family. Additional highlights include central air conditioning for year-round comfort, electronic blinds for effortless light control, and the convenience of upstairs laundry. Natural light fills the home thanks to its courtyard-facing orientation. Need more space? The oversized tandem garage is more than just parking...it's a flexible area that could easily be converted into a third bedroom with a separate entrance, making it ideal as a guest bedroom, home office, or gym overlooking the private backyard. Just a 15-minute walk to Mahogany Lake, with access to scenic pathways, tennis courts, playgrounds, and parks, this home blends convenience with lifestyle. Premium finishes&hellip; smart design&hellip; and a truly unmatched location. This is Mahogany living

at its finest.