

# \$570,000 - 94, 903 Mahogany Boulevard Se, Calgary

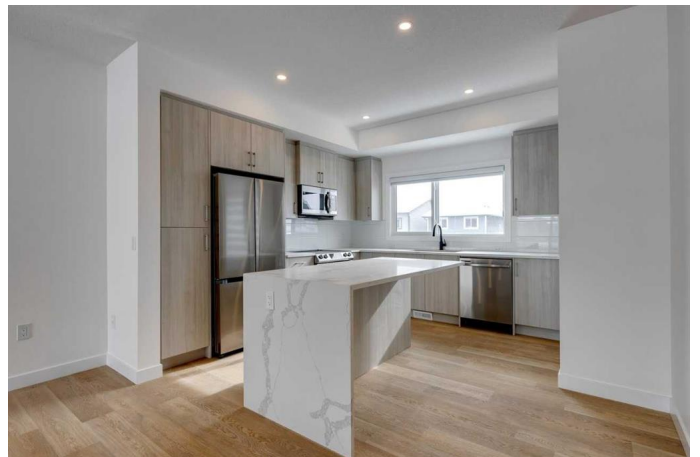
MLS® #A2196662

## \$570,000

3 Bedroom, 3.00 Bathroom, 1,561 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to The Manhattan by Mountain Pacific Homes, located in the desirable community of Mahogany. Enjoy the convenience of a double-attached garage, providing secure parking and additional storage space. The main floor features a versatile flex room, allowing you to create a space that suits your needs and lifestyle. As you make your way to the second floor, you'll be greeted by beautiful LVP (Luxury Vinyl Plank) flooring throughout, adding both style and durability to the home. The large kitchen is a chef's dream, equipped with an island, stainless steel appliances, and ample counter space - perfect for entertaining. Additionally, a door leads to the balcony, allowing you to enjoy outdoor dining or relax with a cup of coffee. On the upper floor, you'll find the master bedroom, complete with an ensuite featuring dual sinks, a walk-in closet, and a perfect retreat to unwind after a long day, 2 more bedrooms and a laundry area. \*Photos are representative\*



Built in 2025

## Essential Information

MLS® #	A2196662
Price	\$570,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	94, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2B6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings, Range
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Level, Low Maintenance Landscape, Street Lighting, Close to Clubhouse, Lake
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	43
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.