

# \$469,900 - 14, 903 Mahogany Boulevard Se, Calgary

MLS® #A2230835

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Effortless Luxury in the Heart of Mahogany, welcome to the Venice, 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 2 serene primary suites complete with a walk-in closet and 2 sleek ensuites. 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.

Built in 2025



## Essential Information

MLS® #	A2230835
Price	\$469,900
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	3 Storey
Status	Active

## Community Information

Address	14, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3W9

## Amenities

Amenities	Beach Access, Park, Parking, Picnic Area, Playground, Visitor Parking
Utilities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Owned, Rear Drive
# of Garages	2

## Interior

Interior Features	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)
Appliances	Dishwasher, Humidifier, Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In

Basement	None
----------	------

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	9
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.