



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**903 MAHOGANY Boulevard #42, Calgary T3M 3W9**

MLS®#: **A2195894**      Area: **Mahogany**      Listing Date: **02/20/25**      List Price: **\$485,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>4`8" x 7`10"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>6`3" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`4" x 10`3"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>11`1" x 4`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`8" x 8`9"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>10`5" x 5`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>5`10" x 10`6"</b>	<b>Living Room</b>	<b>Second</b>	<b>11`9" x 10`1"</b>
<b>Kitchen</b>	<b>Second</b>	<b>14`11" x 14`1"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>2`7" x 6`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$214**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**Multi-Residential - Mediu**

Legal Desc: **2410626**

Remarks

Pub Rmks: **Welcome to this stunning, nearly new home in the sought-after lake community of Mahogany, SE Calgary! This beautifully upgraded property offers modern living at its finest. The entry level features a convenient attached garage, a full driveway, and a welcoming foyer with a built-in desk area — perfect for a home office or study nook. On the main level, experience a bright and open-concept design that effortlessly blends the kitchen, dining, and living spaces. The kitchen features a dedicated coffee nook, elegant finishes, and plenty of cabinetry for storage. The adjacent balcony offers a barbecue hookup, perfect for outdoor grilling. A chic half bath rounds out this level. Upstairs, you'll find two generous primary bedrooms, each with its own private ensuite, offering ultimate comfort and privacy. A thoughtfully located laundry room adds convenience to your daily routine. This home is less than a year old and loaded with upgrades from top to bottom. Central air conditioning and a water softener are included in the sale, adding even more value and comfort. All of this is located in the award-winning community of Mahogany, with lake access, parks, pathways, and amenities just steps away. Don't miss the opportunity to call this exceptional property home!**

Inclusions:  
Property Listed By: **N/A**  
**Renzo Real Estate Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















