

# \$544,900 - 84, 903 Mahogany Boulevard Se, Calgary

MLS® #A2239485

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,562 sqft

Residential on 0.00 Acres

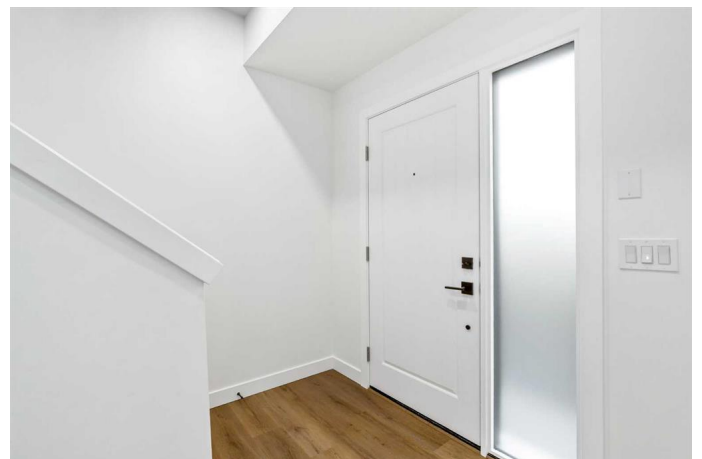
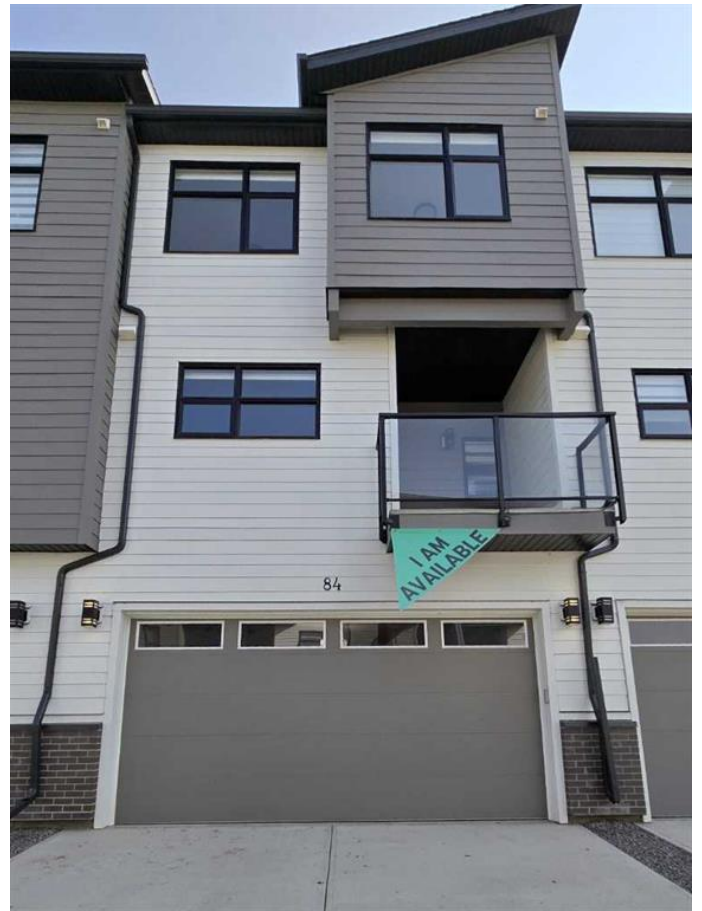
Mahogany, Calgary, Alberta

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 spacious additional bedrooms. A convenient upstairs laundry area offers 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 a representation of the show suite. Still under construction.

Built in 2025



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239485      |
| Price          | \$544,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,562         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 84, 903 Mahogany Boulevard Se |
| Subdivision | Mahogany                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M3W9                        |

## Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Visitor Parking, Beach Access, Picnic Area                       |
| 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, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Built-in Features, High Ceilings |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Window Coverings, Freezer, Humidifier                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                             |
| Cooling           | Rough-In                                                                                                                                                            |

|                   |                                      |
|-------------------|--------------------------------------|
| Basement          | None                                 |
| <b>Exterior</b>   |                                      |
| Exterior Features | Balcony                              |
| Lot Description   | Backs on to Park/Green<br>Cul-De-Sac |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Brick, Composite S         |
| Foundation        | Poured Concrete                      |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 89              |
| Zoning         | TBD             |
| HOA Fees       | 495             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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