

# \$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 | 18              |
| Zoning         | TBD             |
| HOA Fees       | 495             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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