



GRASSROOTS
REALTY GROUP

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86, 903 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2230773



\$569,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,562 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Flag Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	See Remarks
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)		
Inclusions:	Electric Window Blinds		

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 sleek ensuite. Two additional bedrooms, a full 4-piece bath, and 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.