



**GRASSROOTS**  
REALTY GROUP

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81, 903 Mahogany Boulevard  
Calgary, Alberta

MLS # A2231113



**\$569,900**

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,594 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Electric Window Coverings

Yes, you read that right. You can own a brand new townhome in Mahogany, Calgary's most in-demand lake community, for just \$569,900. That's not a typo, and it's not a "starting from" price either. This is the real deal. End unit. Three bedrooms. Double attached garage. Lake access. And no, you're not dreaming. Built by Mountain Pacific Homes, this place checks every box. The main floor has a bright open layout with a chef-inspired kitchen at the centre, quartz countertops, stainless steel appliances, soft-close cabinets, and an island that's just begging for Sunday pancakes or Friday night wine and cheese. Upstairs? A true primary retreat with walk-in closet and ensuite, plus two more bedrooms, another full bath, and laundry right where you need it. Downstairs offers a flex space for your gym, office, or hobby setup, and direct entry to the attached garage—no more freezing your butt off in the winter. Even the automated blinds are already in. It's just one more reason this home feels like luxury without the luxury price tag. And don't forget where you are: Mahogany. Private lake access. Beaches. Skating. Paddleboarding. Coffee shops. Groceries. Schools. Parks. Everything you need is either walking distance or a short drive. It's not just a neighbourhood, it's a lifestyle people wait years to get into. This isn't just a good deal for Mahogany. It's one of the best deals in the city right now. Don't sleep on it. \*\*\* Photos are from showhome.