



**897 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2303423**



**\$545,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to refined living in this beautifully appointed townhome, where elegance meets everyday comfort. Bathed in an abundance of natural light, this residence offers a warm and inviting atmosphere from the moment you step inside. The entry level features a thoughtfully designed foyer, complemented by a private, enclosed office—ideal for working from home—alongside a spacious double attached garage. Ascending to the main level, you are greeted by a sophisticated open-concept layout that seamlessly blends the living, dining, and kitchen areas. This space is enhanced by high-end finishes and premium appliances, creating a perfect setting for both entertaining and daily living. Step out onto the balcony to enjoy a peaceful morning coffee or unwind with an evening barbecue. The upper level hosts a generously sized primary bedroom, complete with a walk-in closet featuring built-ins and a beautifully designed ensuite. Two additional well-proportioned bedrooms, a full bathroom, and a conveniently located laundry area complete this floor. This exceptional home is further elevated by modern comforts, including automated blinds throughout and air conditioning to keep you cool during the warmer months. Situated in the sought-after community of Mahogany, residents enjoy access to an unparalleled array of amenities—from scenic parks and playgrounds to schools, shops, and recreational opportunities. This vibrant lake community offers a lifestyle so complete, you may never need to leave the neighborhood.