

\$545,000 - 52, 903 Mahogany Boulevard Se, Calgary

MLS® #A2128909

\$545,000

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step into the epitome of sophisticated living with this exquisite brand new townhome, the Manhattan floorplan, where modern elegance meets urban charm. As you enter, you'll be delighted by the function of the mudroom entryway, with entrances from both the front door and back double-attached garage providing parking convenience. Need a space to get some work done or set up a at home gym? Look no further than the flex room, providing versatility to suit your lifestyle. The heart of this home is the oversized kitchen complete with quartz counters, where culinary dreams come to life and gatherings are effortlessly hosted. With stainless steel appliances adorning the spacious kitchen, every meal prep becomes a chef's delight. The main floor is adorned with chic wide planked oak luxury vinyl flooring and adds an air of refinement while ensuring practicality for everyday living and maintenance. Escape to the balcony off the kitchen, where you can sip your morning coffee or enjoy an evening dinner while soaking in the warmth in those warm summer months. When it's time to retire for the night, the primary suite awaits, boasting dual sinks, a walk-in closet, and enough space for a king bed - ultimate relaxation. Two additional bedrooms offer ample space for family or guests. Plus, laundry chores are a breeze with a conveniently located laundry area. Upgrades include luxurious air conditioning, oversized kitchen island unique to this unit, and automatic electric blinds. Don't



miss the opportunity to experience Mahogany lake living at its finest and schedule your viewing today, because you deserve to love your home.

Built in 2023

Essential Information

MLS® #	A2128909
Price	\$545,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	52, 903 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B6

Amenities

Amenities	None
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 24th, 2024
Days on Market	20
Zoning	DC TBV
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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