# \$569,900 - 86, 903 Mahogany Boulevard Se, Calgary

MLS® #A2230773

### \$569,900

3 Bedroom, 3.00 Bathroom, 1,562 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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 loungeâ€"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 amenitiesâ€"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.



#### **Essential Information**

MLS® # A2230773 Price \$569,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,562 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 86, 903 Mahogany Boulevard

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M3W9

#### **Amenities**

Amenities Beach Access, Park, Parking

Utilities See Remarks

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Garage Faces Rear,

Insulated, Rear Drive, Owned

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No

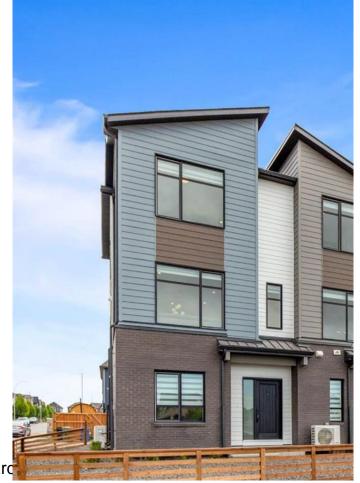
Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

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, Corner Lot, Flag Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Brick, Composite Siding, Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 14th, 2025

Days on Market 25
Zoning TBD
HOA Fees 495

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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