

# \$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

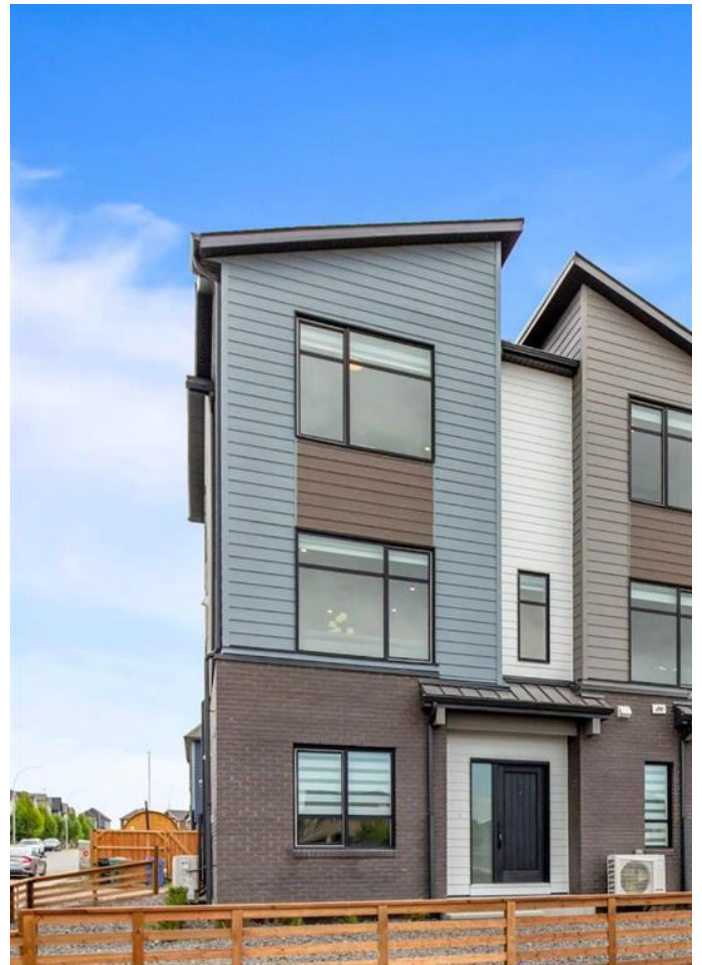
Effortless Luxury in the Heart of Mahogany, welcome to the Portofino, this beautifully curated townhome by Mountain Pacific Homes. is where modern elegance meets everyday convenience in one of Calgary's most sought-after lake communities.

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 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.



Built in 2025

## 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

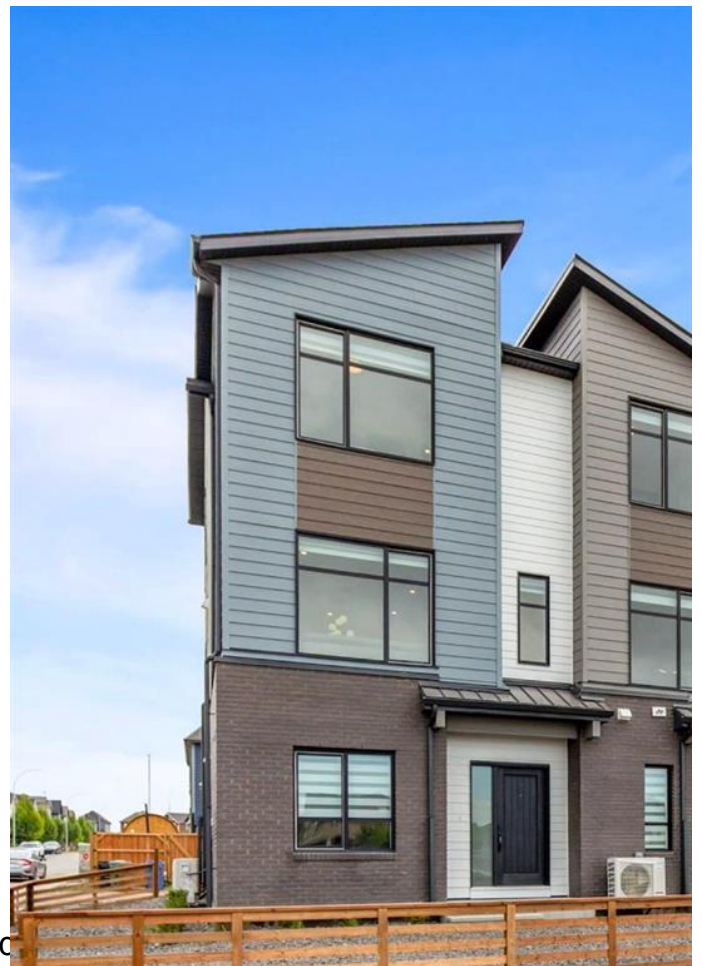
Address 86, 903 Mahogany Boulevard  
Subdivision Mahogany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M3W9

## 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	10
Zoning	TBD
HOA Fees	495
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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