

**7206, 1802 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2216099**



**\$499,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 974 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                     |                   |        |
|--------------------|-------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | \$ 625 |
| <b>Basement:</b>   | None                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                                                | <b>Zoning:</b>    | MC-1   |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Logel Homes proudly presents the Atwood 3 in Mahogany, one of Calgary's most desirable lake communities. This spacious two-bedroom, two-bathroom condo offers professionally designed interiors, complete with air conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, designer tile, stainless steel appliances, pot lighting, and an oversized patio door. This home includes titled parking, a private storage locker, and comes standard with Logel Homes' Energy Return Ventilation system and industry-leading sound attenuation technology. The Atwood 3 is covered by the Alberta New Home Warranty Program for added peace of mind. Residents of Mahogany enjoy a unique lifestyle surrounded by nature, with access to Calgary's largest man-made lake, extensive walking and biking trails, and a variety of nearby amenities including coffee shops, grocery stores, and restaurants—all within walking distance. Homeowners also have access to the community clubhouse and beaches through the HOA.