

**7209, 1802 Mahogany Boulevard
Calgary, Alberta**

MLS # A2262543



\$550,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

They said this was just another lakeside condo. They were wrong. Because the moment you walk into the lobby of Waterside Mahogany, something changes. The air feels different—quiet, intentional. The elevator glides upward with a precision that borders on eerie, stopping at a hallway that hums with calm. Then—a soft chime. The door opens to reveal your future: a two-bedroom, two-bath sanctuary that feels larger than its 709 sq ft could possibly allow. Every surface gleams, every line feels measured. Natural light pours in through generous windows, reflecting across sleek finishes and the open-concept living area. Step out onto your private balcony—complete with a gas BBQ line—and you’ll find yourself overlooking open land and just as you step outside is the calm shimmer of Mahogany Lake. It’s a view that doesn’t just invite you outside—it pulls you in. But here’s where it gets interesting. That quiet green space behind the building? It won’t stay empty for long. The community association has proposed a brand-new playground—a gathering place where the laughter of children and the rhythm of daily life will soon echo through the air. What’s stillness today will soon be joy. You’ll be here to watch it unfold. THE DETAILS THAT MATTER (AND MAYBE MORE): Below, in the warmth of the heated parkade, your titled parking stall waits—reserved, secure, unseen. A private storage locker stands ready for your keepsakes, or secrets, depending on your perspective. The condo fees take care of the essentials—heat, gas, water, maintenance—so all that’s left for you is electricity and the choice of how to spend your day. Venture out, and you’ll find everything within reach: cafés, restaurants, grocery stops, the wetlands

trail system, and of course, Mahogany's 63-acre lake and 21 acres of private beach. A LIFESTYLE THAT'S QUIETLY ELECTRIC: By day, it's the calm hum of conversation at the local cafe;. By night, lights twinkle across the lake, and the breeze whispers through the reeds. The building's design encourages connection—movie rooms, lounges, walking paths, and those spontaneous chats that somehow turn neighbors into friends. Yet amid it all, your home feels secluded, protected, deeply your own. YOUR NEXT MOVE: The truth about Unit 7209 isn't written in square footage or feature lists—it lives in the way the evening light spills across the balcony floor, in the echo of a community preparing for its next chapter. The proposed playground will bring life, laughter, and the sound of belonging right to your doorstep. Tour it. Stay a while. Because once you've stood here—overlooking the lake, feeling the quiet promise in the air—you'll realize this isn't just another condo in Mahogany. It's the start of a story that's waiting for you to write it. Contact your REALTOR® today. Before someone else decides to claim the view that's been patiently waiting for its next chapter.