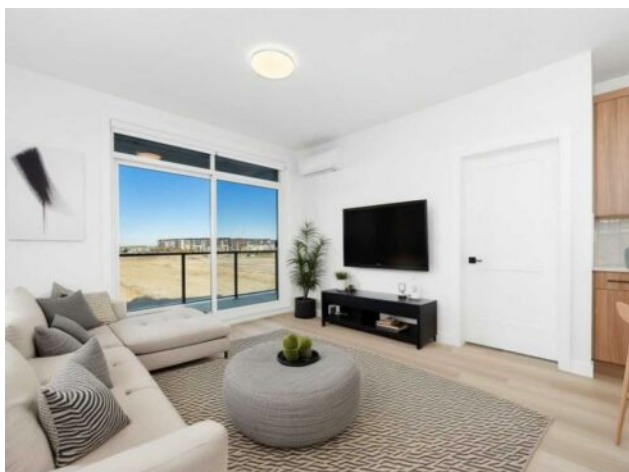


7211, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2267203



\$489,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Private Electric Vehicle Charging Station(s), Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 530
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Call seller directly

Click brochure link for more details. Newly Built Move in Ready 2-Bedroom Condo in Mahogany S.E. Property Features: * 2 bedrooms, 2 bathrooms just steps from Mahogany Lake * Heated underground parking with dedicated EV CHARGING and private storage locker * \$30,000+ in designer upgrades * Air conditioning and gas hookup for BBQ on large balcony * Secure building with controlled entry This spacious two-bedroom, two-bathroom condo offers a professionally designed interior, complete with air-conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, upgraded designer tile, stainless steel appliances, and a large balcony off of the living room. This home includes titled underground parking with Electrical Vehicle charging and a private storage locker. In addition, Logel Homes' Energy Return Ventilation system and industry-leading sound attenuation technology comes standard. Be the first to live in this beautiful "Jackson 2" model, 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. Community Amenities: Mahogany is renowned for its exceptional amenities and vibrant community atmosphere * Mahogany Lake: A 63-acre freshwater lake offering activities like swimming, kayaking, paddle boarding, and beach volleyball during summer, and skating and ice fishing in winter. * Mahogany Beach Club: A 22,000 sq ft facility featuring a splash pad, picnic areas, BBQ facilities, tennis courts, walking paths, and a fishing dock. *

Parks & Pathways: Over 265 acres of open spaces and 22 kilometers of pathways, ideal for walking, jogging, or cycling. * Urban Village Retail District: Home to a variety of shops and services, including Sobeys, Shoppers Drug Mart, and numerous dining options. * South Health Campus: A comprehensive healthcare facility located just minutes away, offering a range of 24-hour care and services.