

**7402, 1802 Mahogany  
Calgary, Alberta**

**MLS # A2215635**



**\$409,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 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>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MC2025
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to Waterside at Mahogany, Calgary's largest lake community. The Findlay 2 is a well-designed home that blends modern style with everyday functionality. It features quartz countertops, sleek cabinetry, luxury vinyl plank flooring in the main living areas, and designer ceramic tile in both ensuite bathrooms. The kitchen is enhanced by a subway tile backsplash and a full stainless steel appliance package, including a large-capacity washer and dryer. Pot lighting adds a contemporary touch throughout. This south-facing home offers a bright, open feel and includes a 79 sq. ft. balcony for outdoor relaxation. Located within walking distance to shops and restaurants, residents also enjoy access to Calgary's largest private lake, complete with beaches, walking trails, and year-round recreation. Underground heated titled parking is included for added convenience. This home is protected by the Alberta New Home Warranty Program, ensuring peace of mind for years to come.