

**8305, 1802 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2213045**



**\$390,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** n/a

Welcome to Waterside in Mahogany, Calgary's premier lake community! This brand-new, thoughtfully upgraded 2-bedroom, 2-bathroom condo offers a stylish and functional living space steps from Mahogany Lake and the vibrant Mahogany Plaza. The condo is just over 700 sq ft. of open concept living space with 9' ceilings and bright windows, a spacious primary bedroom with upgraded walk-in closet shelving and an ensuite. Modern kitchen with quartz countertops, stainless steel appliances & added pot lights over the island for enhanced lighting. The guest bath was upgraded with extra vanity drawers, and the primary bath vanity was redesigned with deep storage drawers for added convenience. The condo also has an in-suite laundry for ultimate convenience. The living room has a custom TV mounting area with a raised power outlet, a fire-rated drywall chase for hidden cables reinforced TV bracket backing. The large private patio is perfect for enjoying morning coffee or evening relaxation. Premium lake community amenities include full lake access, walking trails, and parks just outside your door. Steps away from Mahogany Plaza, enjoy restaurants, cafes, a grocery store, Shoppers Drug Mart, a spa, a dentist, a car wash, and more! Quick access to Stoney Trail & Deerfoot Trail for an easy commute. This efficient floor plan is an incredible opportunity for first-time buyers, downsizers, or investors looking for a high-demand location. Move in and start enjoying the best of Mahogany! **PURCHASE NOW AND SAVE. AVOID THE RISING COSTS OF CONSTRUCTION AND LAND, DON'T MISS THIS OPPORTUNITY TO SECURE YOUR FUTURE EQUITY AND ENJOY YOUR HOME SOONER!**