



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #7320, Calgary T3M 2C7

MLS® #: **A2130155**

Area: **Mahogany**

Listing Date: **05/08/24**

List Price: **\$330,645**

Status: **Active**

County: **Calgary**

Change: **+\$5k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **503**
Low Sqft:
Ttl Sqft: **503**

DOM

131
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Wall/Window Air Conditioner**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	5`7" x 15`0"	Living Room	Main	9`7" x 14`0"
Bedroom - Primary	Main	8`11" x 10`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$345

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **MC-1**

Legal Desc:

20242025

Remarks

Pub Rmks:

Presenting the BILD Calgary Region Award-winning floorplan, the Carr 2, 1 bedroom + 1 bathroom. This home features 41" upper cabinets with soft close doors and drawers, luxury vinyl plank, tile as standard in the bathroom, stainless steel appliances, pot lights, and 8' wide patio door, and titled parking. All Logel Homes customers receive a 1-on-1 professional Interior Design appointment and select from over 2000 standards and upgrades. Situated in Logel Homes new development, Waterside at Mahogany, this home, spanning 543 sq. ft. (Builder's size) will allow you to experience the perfect combination of lake life and walkable amenities in a location like no other. Right at your doorstep, stroll along inner-city-esque amenities with numerous retail and shopping experiences, including coffee shops, grocery stores, and restaurants. Enjoy the beautiful parks and pathways set alongside Mahogany Lake. With 100 sales in 6 months, located only 100 ft from Lake Mahogany and 200m from all the shopping of Village Market, don't miss out on the best condo location in Calgary - Waterside at Mahogany. Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Recently named the four-time consecutive Large Volume Multi-Family Builder of the Year, 8-time Best Customer Experience & 2023's Builder of Choice, and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123