



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #8206, Calgary T3M 2C7

MLS® #: **A2130686**

Area: **Mahogany**

Listing Date: **05/09/24**

List Price: **\$640,395**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,221**
Low Sqft:
Ttl Sqft: **1,221**

DOM

50
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Secured,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Microwave**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	9`7" x 13`6"	Dining Room	Main	6`6" x 10`5"
Living Room	Main	14`5" x 12`9"	Bedroom - Primary	Main	11`10" x 11`6"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	11`10" x 11`8"
Bedroom	Main	9`11" x 9`11"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Balcony	Main	9`0" x 19`8"

Legal/Tax/Financial

Condo Fee:
\$775

Title:
Fee Simple

Zoning:
MCG 1

Fee Freq:
Monthly

Legal Desc: **20242025**

Remarks

Pub Rmks: **Experience modern living at its finest in this spacious 3-bedroom, 2-bathroom corner unit at Waterside at Mahogany by Logel Homes. Located next to Lake Mahogany, enjoy upgraded cabinets, quartz countertops, and stainless-steel appliances. Breathe easy with Logel Homes' exclusive fresh air intake system and stay comfortable year-round with in-unit air conditioning. The master ensuite features a luxurious walk-in shower with a frameless glass door. Additional features include 9-foot ceilings, tiled underground heated parking, extra storage, and an oversized balcony with a gas line for summer BBQs. Conveniently located near shopping, dining, the South Health Care Campus, and major roads/highways, Logel Homes has been Calgary's Multi-Family Builder of the Year for the last 4 years. Come see why this is the perfect place to call home!**

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





