



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #8206, Calgary T3M 2C7

MLS®#: **A2130686**

Area: **Mahogany**

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

List Price: **\$678,900**

Status: **Active**

County: **Calgary**

Change: **+\$39k, 21-Aug**

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

226
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 in this spacious 3-bedroom, 2-bathroom corner unit at Waterside at Mahogany by Logel Homes. Enjoy Jersey Cream cabinetry with champagne bronze hardware, London Fog quartz countertops, and premium stainless-steel Samsung appliances. Features include LED undercabinet lighting, custom hood fan, upgraded tiled bathroom flooring, Moen Bronzed Gold fixtures, and a luxurious ensuite with a walk-in shower and sliding glass barn door. This unit also offers 9-foot ceilings, tiled underground heated parking, extra storage, and an oversized balcony with a gas line for summer BBQs. With an in-unit air conditioner and Logel Homes' exclusive award-winning fresh air makeup system, comfort and quality are paramount. Conveniently located near shopping, dining, and major roadways, Logel Homes has been recognized as Calgary's Multi-Family Builder of the Year for the last four years. Discover 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





