



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #7320, Calgary T3M 2C7

MLS® #: **A2187390**

Area: **Mahogany**

Listing Date: **01/17/25**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 17-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **502**
Low Sqft:
Ttl Sqft: **502**

DOM

78

Layout

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

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, one bedroom + one bathroom. This home features Barbados Sand finish on 41" upper cabinets with soft close doors and drawers, fresh concrete quartz countertops, luxury vinyl plank, tile as standard in the bathroom, Samsung stainless steel appliances, pot lights, and 8' wide patio door, and titled parking. 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 amenities with numerous retail and shopping experiences, including coffee shops, grocery stores, and restaurants. Enjoy the beautiful parks and pathways set alongside Mahogany Lake.**

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



