



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1802 MAHOGANY Boulevard #8206, Calgary T3M 2C7**

MLS®#: **A2187404**

Area: **Mahogany**

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

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

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

**15**  
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. Offering a generous 1,293 square feet of space, The Azure includes three spacious bedrooms and two stylishly designed bathrooms. Whether you're seeking room to grow or space to entertain, the Azure floorplan combines comfort and sophistication, redefining your urban living experience. 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**





