



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #6206, Calgary T3M 4A5

MLS® #: **A2205696**

Area: **Mahogany**

Listing Date: **03/27/25**

List Price: **\$314,895**

Status: **Active**

County: **Calgary**

Change: **None**

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: **586**
Low Sqft:
Ttl Sqft: **586**

DOM

16
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat:
Park Feat:

Titled, Underground

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Condo Fee: **\$410**
Legal Desc: **TBD**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **MC-2**

Remarks

Pub Rmks: **The Richler 2 offers a thoughtfully designed living space with premium standard features for both style and convenience. This home comes standard with 41" upper**

cabinetry, quartz countertops, subway-style backsplash, soft close drawers and doors, and durable ceramic tile flooring in the bathroom. With 9-foot ceilings, the interior feels spacious and inviting, the balcony provides the perfect outdoor retreat. A full stainless steel appliance package comes standard, ensuring both functionality and a modern look. Additionally, this home includes a heated, underground titled parking stall with extra storage for added convenience. The Richler 2 is designed to offer both comfort and style. Residents also enjoy exclusive lake and beach club access, which is included in your HOA fee. Come and see what Waterside at Mahogany has to offer.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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



