



THE
A-TEAM

**RE/MAX
FIRST**

1802 MAHOGANY Boulevard #6219, Calgary T3M 4A5

MLS® #: **A2206045**

Area: **Mahogany**

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

List Price: **\$272,895**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2026**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Utilities and Features

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

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

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

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

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: **\$345**
Legal Desc: **TBD**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **MC-1**

Remarks

Pub Rmks: **The Carr 2 by Logel Homes is a beautifully designed one-bedroom, one-bathroom residence offering 502 sq. ft. of thoughtfully crafted living space. This home**

features underground titled parking, stainless steel appliances, and in-suite laundry. The kitchen has quartz countertops, a full-height subway style backsplash, soft-close cabinetry, and 41" upper cabinets, creating a modern and functional space. Designed for a bright and open feel, the unit boasts 9-foot ceilings, extra-large double-pane windows, and patio doors, allowing for abundant natural light. Ideally situated near the lake, walking trails, shopping centers, and Stoney Trail, this home offers easy access to amenities and transportation throughout the city. Residents also enjoy exclusive lake and beach club access, included in HOA fees. For peace of mind, the Carr 2 comes with a 5-Year Alberta New Home Warranty, ensuring stress-free homeownership.

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



