



**GRASSROOTS**  
REALTY GROUP

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**8410, 1802 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2222686**



**\$619,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

**RARE BUYING OPPORTUNITY!** Discover **STUNNING LAKE MAHOGANY VIEWS** from your expansive 24ft private balcony! Welcome to Waterside at Mahogany, built by Logel Homes, in Calgary's premier lake community. The "Jackson" floorplan offers a brand-new, never-lived-in two-bedroom, two-bathroom condo, blending modern luxury with lakeside tranquility. This 4th-floor, **LAKE-FACING CONDO** has breathtaking views you can experience while enjoying your morning coffee or evening BBQs on your balcony. The open-concept interior boasts abundant natural light, a sleek kitchen with quartz countertops and premium appliances, and a spacious living area flowing to the balcony. The primary bedroom features **BALCONY ACCESS TO YOUR LAKE VIEW**, a large walk-in closet, and a 4-piece ensuite with dual sinks and a glass-enclosed shower. The second bedroom also enjoys lake views, complemented by a second full bathroom with a shower and deep tub. Enjoy in-unit laundry, ample storage, and premium upgrades, all backed by a full builder's warranty. Survive the summer heat waves with this condo's **AIR CONDITIONING!** Mahogany offers year-round lake activities—paddleboarding, swimming, or winter skating—steps from Mahogany Village Market's dining, coffee shops, and essentials. Close to schools, the YMCA, South Health Campus, and major roads, this move-in-ready lakeside gem is a rare find. Schedule your viewing today!