



**8306, 1802 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2232548**



**\$659,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MCG 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Azure &mdash; a very spacious 3-bedroom floor plan designed for comfortable living. This unit features 9-foot ceilings, in-suite air conditioning, and Logel Homes&rsquo; exclusive fresh air makeup system for enhanced indoor comfort. The open-concept layout includes a premium stainless steel appliance package, upgraded luxury vinyl plank flooring, and quartz countertops throughout. Additional highlights include underground heated parking, extra storage, and a spacious balcony with a gas line&mdash;perfect for outdoor cooking and entertaining. HOA fees provide access to Mahogany Lake, Calgary&rsquo;s largest lake, offering year-round recreational activities. Situated in the vibrant community of Mahogany, residents enjoy close proximity to a wide variety of shops, dining options, and major roadways, combining convenience with lifestyle.