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8306, 1802 Mahogany Boulevard SE Calgary, Alberta

MLS # A2232548



\$609,900

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

Floors:Ceramic Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:\$ 775Basement:NoneLLD:-Exterior:Concrete, Wood FrameZoning:MCG 1Foundation:Poured ConcreteUtilities:-	Heating:	Hot Water, Natural Gas	Water:	-
Basement: None LLD: - Exterior: Concrete, Wood Frame Zoning: MCG 1	Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Exterior: Concrete, Wood Frame Zoning: MCG 1	Roof:	Asphalt Shingle	Condo Fee:	\$ 775
	Basement:	None	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Concrete, Wood Frame	Zoning:	MCG 1
	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Azure — a very spacious 3-bedroom floor plan designed for comfortable living. This unit features 9-foot ceilings, in-suite air conditioning, and Logel Homes' 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—perfect for outdoor cooking and entertaining. HOA fees provide access to Mahogany Lake, Calgary'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.