

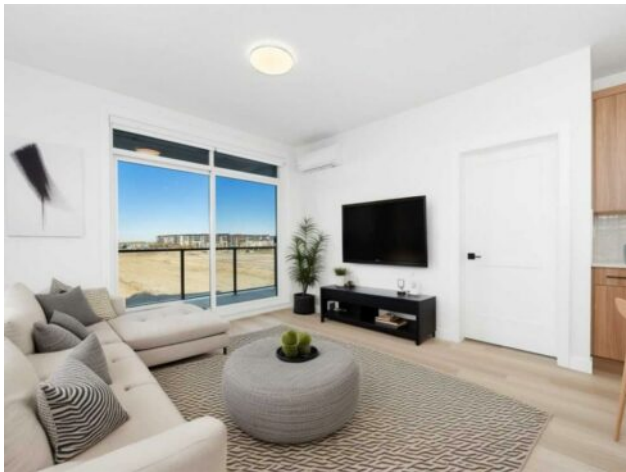


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7211, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2267203



\$489,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Private Electric Vehicle Charging Station(s), Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 530
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	Call seller directly		

Click brochure link for more details. Be the first to live in this beautiful, brand new "Jackson 2" model by Logel Homes. This spacious 905 sq ft (builder's size) two-bedroom, two-bathroom condo offers a professionally designed interior, with \$30,000+ in upgrades. Complete with air-conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, upgraded designer tile, stainless steel appliances, and a large balcony with BBQ gas hook up. This home includes one titled underground parking space with dedicated EV CHARGING rough-in and a private storage locker. Logel Homes' Energy Return Ventilation system and industry-leading sound attenuation technology comes standard. This home is covered by the Alberta New Home Warranty Program for added peace of mind. Residents of Mahogany enjoy a unique lifestyle surrounded by nature, with access to Calgary's largest man-made lake, extensive walking and biking trails. Homeowners also have access to the community clubhouse and beaches through the HOA. Community Amenities include: A 63-acre freshwater lake offering activities like swimming, kayaking, paddle boarding, and beach volleyball during summer, and skating and ice fishing in winter. Mahogany Beach Club features a splash pad, picnic areas, BBQ facilities, tennis courts, walking paths, and a fishing dock. There are over 265 acres of open spaces and 22 kilometers of pathways, ideal for walking, jogging, or cycling. The Urban Village Retail District is home to a variety of shops and services, including Sobeys, Shoppers Drug Mart, and numerous dining options. The South Health Campus hospital is a comprehensive healthcare facility located just minutes away, offering a range of 24-hour care and services.

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