

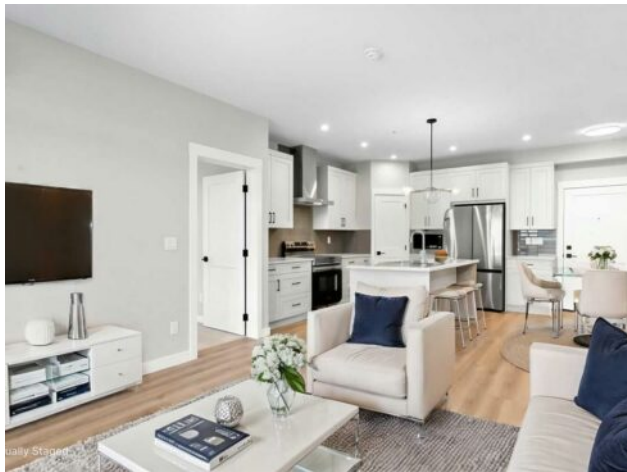


GRASSROOTS
REALTY GROUP

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**7311, 1802 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2268904



\$509,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas, Solar	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

****Open House 11:30am-1:00pm January 4th**** Experience the perfect blend of comfort, luxury, and lifestyle in this brand-new 2-bedroom, 2-bathroom condo by Logel Homes, located in the award-winning lake community of Mahogany. Perched on the 3rd floor of the new Parkside building, this 858 sq. ft. "Jackson 2" floor plan features an expansive 152 sq. ft. patio offering breathtaking city and mountain views — the perfect backdrop for morning coffee or evening sunsets. Inside, the open-concept layout showcases high ceilings and elegant design touches throughout. The kitchen is a true showpiece, featuring 3cm quartz countertops, a 36" upgraded stainless steel fridge, and additional upper cabinets for extra storage. The extended island has 15" drawers and doors, with a 12-inch quartz countertop overhang on both sides for added seating and workspace. A sleek stainless steel range hood with high-efficiency micro filters complements the modern matte black hardware, while the Blanco Quatrus sink provides both style and function. The living room is thoughtfully designed for modern living, featuring a wall-mounted TV package complete with a raised power outlet, hidden cable conduit, fire-rated drywall, and reinforced backing for a TV bracket. The home also includes a 12,000 BTU air conditioning system to keep you comfortable year-round. Both bathrooms are elegantly appointed with tile flooring and quartz countertops. The ensuite feels like a private retreat, offering dual undermount sinks, a 10mm Sydney Barn-style sliding glass shower door with a chrome top rail and 8-inch D-handle, and a bright shower pot light. A built-in linen tower adds practical storage, and additional GFI power outlets enhance functionality. The second bathroom mirrors the same high-end finishes, ensuring a cohesive design throughout. Convenience continues with a dedicated

laundry space featuring Luxury Vinyl Plank flooring, a 2cm quartz countertop above the washer and dryer for folding and organization, and added GFI outlets above the laundry table. Closet organizers maximize storage throughout the home, while plush carpet in the bedrooms creates warmth and comfort. Located in Mahogany, one of Calgary's most sought-after communities, residents enjoy exclusive access to the city's largest freshwater lake, complete with sandy beaches, swimming, paddleboarding, and skating in the winter months. The community also offers scenic walking trails, parks, playgrounds, and a vibrant village centre filled with restaurants, cafés, and boutique shops — all designed to create a true four-season lifestyle. This exceptional home at Waterside by Logel Homes is the perfect combination of modern design, thoughtful upgrades, and an unbeatable location. Whether you're a first-time buyer, downsizer, or investor, you'll love the quality craftsmanship and the lake lifestyle that only Mahogany can offer.