



**GRASSROOTS**  
REALTY GROUP

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7322, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2276173



**\$479,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	m-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Price adjusted for a quick seller-Motivated Sellers!! Discover elevated waterfront living in the heart of Mahogany. This BRAND NEW well-appointed 2-bedroom, 2-bathroom JACKSONPORT-2 MODEL condo offers a thoughtful blend of contemporary finishes and functional design. The open-concept layout is filled with natural light from large windows, creating a bright and welcoming atmosphere throughout. Step outside to your balcony, complete with a gas BBQ hookup for those summer days. The home includes heated underground parking and a dedicated storage unit, while condo fees conveniently covers gas, water, and building maintenance for peace of mind. Located on 3rd floor to enjoy some views and steps from Calgary's largest lake, residents enjoy access to beaches, walking and biking pathways, local cafes, restaurants, and a wide range of year-round recreational amenities. Combining comfort, convenience, and an exceptional community setting, this residence offers a lifestyle that feels both relaxed and connected.\*\*virtual photos has been used for display purposes only\*\*