



**GRASSROOTS**  
REALTY GROUP

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7121, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2280952



**\$489,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                  |
| <b>Size:</b>     | 974 sq.ft.                            | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Secured, Titled, 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> | \$ 625 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                      | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Logel Homes presents the Atwood 3, a thoughtfully designed two-bedroom, two-bathroom floor plan located in their award-winning Waterside development within the lake community of Mahogany. This exceptional home features air conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, tile finishes, stainless steel appliances, pot lighting, and an oversized patio door that enhances natural light. Quick Possession Available Each unit includes titled parking, a private storage locker, and comes standard with Logel's Energy Recovery Ventilation system and advanced sound attenuation technology for enhanced comfort and efficiency. All homes are backed by the Alberta New Home Warranty Program, providing added peace of mind. Mahogany residents and their guests enjoy exclusive access to a stunning 63 acre lake, offering year-round recreation and leisure opportunities.