



**GRASSROOTS**  
REALTY GROUP

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7124, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2280986



**\$289,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                  |
| <b>Size:</b>     | 534 sq.ft.                            | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1                |
| <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> | \$ 345 |
| <b>Basement:</b>   | -                                                         | <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

Welcome to the Curnoe 2 by Logel Homes—a well-designed unit featuring full-height cabinet fronts, quartz countertops, luxury vinyl plank flooring throughout, and tile in the bathroom. The upgraded kitchen includes a modern backsplash, a premium sink and faucet, and comes with stainless steel appliances. Enjoy year-round comfort with air conditioning, plus the convenience of an in-suite washer and dryer. Nine-foot ceilings and large windows provide plenty of natural light. This home includes a titled underground parking stall and is backed by the Alberta New Home Warranty. Located close to shopping, public transit, and major routes like Deerfoot and Stoney Trail, it offers easy access across the city. With affordable condominium fees, this is a great opportunity to own a well-appointed home in a convenient location. Quick Possession Available