



**7209, 1802 Mahogany Boulevard  
Calgary, Alberta**

**MLS # A2283530**



**\$470,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	710 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>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

Step into refined lakeside living at Waterside Mahogany &mdash; one of Calgary&rsquo;s most desirable waterfront communities. This beautifully finished 2 bedroom, 2 bathroom residence blends modern design with bright, open-concept spaces. Oversized windows invite natural sunlight throughout the home, while the private balcony all of 90 sqft (with gas BBQ hookup) offers serene views over future green space and the shimmering lake just steps away. With heated underground parking, private storage, and inclusive condo fees covering gas, water, and building maintenance, comfort comes built-in. The future community playground planned behind the building will bring additional vibrancy to an already active location. Surrounded by endless amenities, including Calgary&rsquo;s largest lake, sandy beaches, scenic walking paths, boutique caf&eacute;s, destination restaurants, and year-round recreational options &mdash; this home offers effortless luxury intertwined with community charm. Welcome to where everyday life feels like a getaway. This is Mahogany &mdash; and this is your next chapter!