



GRASSROOTS
REALTY GROUP

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7306, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2298977



\$499,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Digital thermostat, TV Wall mounts, Wall Mounted shelves		

Welcome to this beautifully designed and upgraded, 3rd floor corner unit in the sought-after Waterside in Mahogany. Boasting nearly 1,000 sq ft of thoughtfully crafted living space, exceptional natural light from the south western exposure and large windows, and modern finishes throughout. From the moment you step inside, you'll appreciate the spacious foyer and the bright and open layout that is enhanced by large dual pane, low-e southwest-facing windows that fill the home with beautiful sunshine all day long. Luxury vinyl plank flooring flows throughout the main living areas, creating a warm and inviting feel. The kitchen is both stylish and functional, hosting sleek quartz countertops, an upgraded stainless steel appliance package, elegant cabinetry with upgraded hardware and custom organization, and a stunning central island with waterfall ends, that provides plenty of space for cooking, dining, and entertaining. The open-concept design seamlessly connects the kitchen to the spacious living and dining areas, anchored by a contemporary electric fireplace for added comfort and ambiance. Step outside onto the oversized private balcony overlooking the courtyard area and is complete with a gas BBQ line, perfect for enjoy beautiful summer evenings on the patio. This well appointed Atwood 3 model suite offers two spacious bedrooms and 2 full baths. The primary bedroom features a generous walk-in closet with custom California Closets providing great storage options and a beautifully upgraded ensuite with a double vanity. Both bathrooms showcase quartz counters and upgraded fixtures, continuing the home's luxurious, modern style. Additional highlights include in-unit laundry, 2 air conditioning wall units for year-round comfort, stylish upgraded lighting package throughout, and custom California Closets for exceptional

organization. The home also includes a titled underground tandem parking stall to accommodate two vehicles and a separate storage locker, offering both convenience and extra space. Located in the award-winning community of Mahogany, residents enjoy exclusive access to Mahogany Lake, Calgary's largest freshwater lake featuring sandy beaches, swimming, paddleboarding, skating in the winter, and endless pathways and wetlands for walking and biking and all your outdoor lifestyle needs. With numerous nearby shops, great restaurants including Chairmans Steakhouse, great schools, and amazing amenities just minutes away, Mahogany offers a vibrant, resort-style lifestyle in one of Calgary's most desirable communities. This is condo living at its finest—modern, low maintenance, and surrounded by incredible amenities. Don't miss your chance to see this one today!