

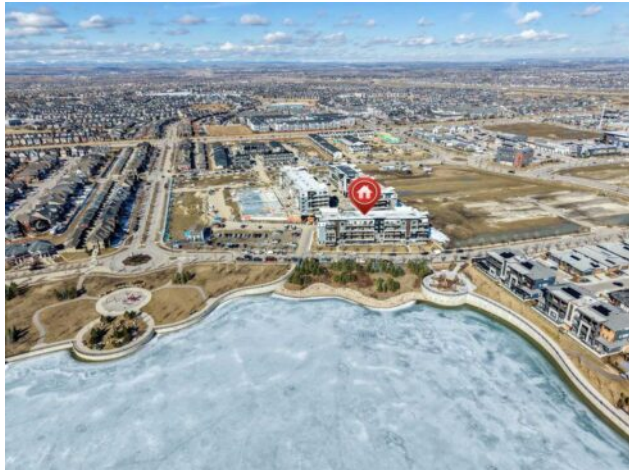


**GRASSROOTS**  
REALTY GROUP

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**8309, 1802 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2309642**



**\$505,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 495
<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

WELCOME TO THIS LAKE FACING UNIT, BEAUTIFULLY UPGRADED AND THOUGHTFULLY DESIGNED 2-BEDROOM, 2-BATHROOM CONDO UNIT LOCATED IN THE HIGHLY SOUGHT-AFTER LAKE COMMUNITY OF MAHOGANY! Offering over 766 sq ft of living space with \$40,000+ WORTH OF PREMIUM UPGRADES, this stunning unit combines MODERN FINISHES, functional layout, and exceptional comfort—perfect for first-time buyers, downsizers, or investors. Step inside to discover a bright and OPEN CONCEPT FLOOR PLAN featuring a spacious living room that seamlessly flows into the dining area and contemporary kitchen—ideal for both everyday living and entertaining. The kitchen is a true highlight, showcasing EXTENSIVE UPGRADES, including a sleek INDUCTION RANGE, UPGRADED STAINLESS STEEL APPLIANCES, extended cabinetry, and a beautifully designed island with added storage and overhang for casual seating. The thoughtful kitchen layout maximizes both style and functionality. The primary bedroom offers a comfortable retreat with VIEWS OF THE LAKE FROM ITS WINDOW, a walk-in closet and a private 4-ENSUITE WITH DOUBLE VANITY, featuring UPGRADED FINISHES and a FULLY-TILED SHOWER for a spa-like experience. The second bedroom, ALSO WITH VIEWS OF THE MAHOGANY LAKE FROM ITS WINDOW, is well-sized and conveniently located near the 3-piece main bathroom, also enhanced with modern fixtures and a fully tiled shower. Additional interior features include in-suite laundry, upgraded cabinetry details, modern hardware, and carefully selected finishes throughout that elevate the overall aesthetic of the home. Enjoy your morning coffee or unwind in the evening on the PRIVATE BALCONY OVERLOOKING THE LAKE, providing an ideal outdoor space to

relax. This unit also benefits from approximately \$44,000 in upgrades such as UPGRADED SAMSUNG KITCHEN APPLIANCES (induction range & refrigerator), extended kitchen island and cabinetry enhancements, custom pantry configuration, fully tiled showers in both bathrooms with frameless glass doors, upgraded plumbing fixtures and comfort-height toilets, under-cabinet lighting and modern matte black hardware and enhanced interior finishing details throughout. Located in the AWARD-WINNING COMMUNITY OF MAHOGANY, residents enjoy access to CALGARY'S LARGEST FRESHWATER LAKE, beaches, walking paths, parks, and an abundance of nearby amenities including shopping, restaurants, and schools. This is a rare opportunity to own a highly upgraded, move-in-ready condo in one of Calgary's premier lake communities—don't miss it!