



**8206, 1802 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2320518**



**\$499,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to modern luxury at its finest. Presenting "The Azure"—an exceptional 3-bedroom, 2-bathroom corner unit by Logel Homes, beautifully situated in the highly coveted, award-winning lake community of Mahogany. Spanning a generous 1,221 square feet of impeccably designed space, this bright and sophisticated home perfectly balances urban elegance with everyday comfort, completely redefining your maintenance-free living experience. Step inside to an open-concept sanctuary boasting soaring 9-foot ceilings, expansive windows that flood the home with natural light, and premium luxury vinyl plank flooring throughout. The chef-inspired kitchen is a true showstopper, meticulously upgraded with elegant Jersey Cream cabinetry, striking champagne bronze hardware, and stunning London Fog quartz countertops. Premium stainless-steel Samsung appliances, a custom hood fan, LED under-cabinet lighting, a stylish tile backsplash, and an upgraded sink and faucet make this culinary space as functional as it is beautiful. The thoughtful floorplan offers three spacious bedrooms, providing the perfect layout for right-sizers, growing families, re Step inside to an open-concept sanctuary boasting soaring 9-foot ceilings, expansive windows that flood the home with natural light, and premium luxury vinyl plank flooring throughout. The chef-inspired kitchen is a true showstopper, meticulously upgraded with elegant Jersey Cream cabinetry, striking champagne bronze hardware, and stunning London Fog quartz countertops. Premium stainless-steel Samsung appliances, a custom hood fan, LED under-cabinet lighting, a stylish tile backsplash, and an upgraded sink and faucet make this culinary space as functional as it is beautiful. The thoughtful floorplan offers three spacious bedrooms, providing the perfect layout for right sizers, growing families, remote work, or

hosting guests. The primary retreat features a luxurious, spa-like ensuite complete with upgraded tiled flooring, Moen Bronzed Gold fixtures, and a sleek walk-in shower. Year-round comfort and premium quality are paramount in this home. Enjoy the luxury of in-unit air conditioning alongside a fresh air makeup system. Step out onto your oversized balcony, equipped with a convenient gas line that is ready for summer BBQs and outdoor relaxation. Additional highlights include a full-size in-suite washer and dryer, extra dedicated storage, and the ultimate convenience of titled underground heated parking. Located in Waterside at Mahogany, you are just steps away from premier shopping, dining, and major transport roadways, and future C-Train line. Masterfully envisioned by Hopewell Residential, Calgary's Five-Time Developer of the Year, Mahogany is a vibrant, walkable, and deeply inclusive community nestled within Alberta's spectacular natural beauty. This is more than just a home; it is an investment in a lifestyle of pride, enjoyment, and unparalleled convenience for generations to come. Discover why this is the perfect place to call home!