



**GRASSROOTS**  
REALTY GROUP

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**7121, 1802 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2320680**



**\$459,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 620
<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>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to modern convenience and lakeside luxury. Logel Homes proudly presents "The Atwood 3"—a thoughtfully designed, 974-square-foot ground-floor corner unit located in the award-winning Waterside development within the premier lake community of Mahogany. Offering the perfect blend of privacy, accessibility, and high-end finishes, this exceptional 2-bedroom, 2-bathroom home is move-in ready with quick possession available. Step inside to a bright, open-concept living space illuminated by oversized windows that flood the home with natural light. The chef-inspired kitchen is a true standout, upgraded with a premium built-in oven, a sleek countertop electric cooktop, and stainless steel appliances. Elegant 41-inch upper cabinets with soft-close hardware provide ample storage, while modern pot lighting and luxury vinyl plank flooring seamlessly connect the kitchen to the welcoming dining and living areas. The intelligent floor plan maximizes privacy, positioning the two spacious bedrooms on opposite sides of the main living area. Both full bathrooms feature upgraded tile finishes, adding a touch of spa-like refinement to your daily routine. Year-round comfort and efficiency are guaranteed with built-in air conditioning, Logel's exclusive Energy Recovery Ventilation (ERV) system, and advanced sound attenuation technology for whisper-quiet living. Enjoy the effortless ease of ground-floor living, featuring the added quiet, extra windows, and privacy of a corner-unit position. This property comes complete with titled parking, a private storage locker, and the peace of mind offered by the Alberta New Home Warranty Program. Beyond your doorstep, experience the unparalleled lifestyle of Mahogany. Residents and their guests enjoy exclusive access to a stunning 63-acre lake, offering year-round recreation, sandy beaches, and a

vibrant, walkable neighborhood. Don't miss this rare opportunity to secure a premium, maintenance-free home in Calgary's ultimate lake community!