



GRASSROOTS

REALTY GROUP

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**7306, 1802 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2325752



\$469,900

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		

Imagine starting your mornings with a walk along the shoreline, grabbing a coffee before heading home to a sun-filled corner suite, then spending summer evenings paddleboarding on the lake or relaxing on your private balcony while dinner cooks on the BBQ. Welcome to life at Waterside in Mahogany, where every day feels a little more like a vacation. Perched on the third floor, this beautifully upgraded corner unit offers nearly 1,000 square feet of bright, thoughtfully designed living space with a coveted southwest exposure that fills the home with natural light from morning until sunset. From the spacious foyer to the expansive windows and warm luxury vinyl plank flooring, every detail has been designed to create an inviting place to call home. At the heart of the home is a stunning chef-inspired kitchen featuring quartz countertops, a premium stainless steel appliance package, elegant cabinetry with upgraded hardware and custom organization, and a striking waterfall island that naturally becomes the gathering place for family and friends. The open-concept design flows effortlessly into the dining and living areas, where a contemporary electric fireplace adds warmth and ambiance, making the space just as comfortable for quiet evenings as it is for entertaining. Step outside onto the oversized private balcony overlooking the beautifully landscaped courtyard. Complete with a gas BBQ line, it's the perfect place to enjoy warm summer evenings, unwind with a glass of wine, or simply soak in the peaceful surroundings. The thoughtfully designed Atwood 3 floor plan offers two spacious bedrooms and two bathrooms, creating an ideal layout for homeowners, guests, or those working from home. The primary retreat features a generous walk-in closet complete with custom California Closets and a beautifully upgraded ensuite with a double vanity. Both bathrooms are

finished with quartz countertops and stylish upgraded fixtures, continuing the home's modern, upscale feel. Every detail has been considered for comfort and convenience, including in-suite laundry, two wall-mounted air conditioning units, an upgraded lighting package, custom California Closets throughout for exceptional organization, a tiled underground tandem parking stall for two vehicles, and a separate storage locker. Life in Mahogany is about more than just a beautiful home. It's about embracing one of Calgary's most sought-after four-season lifestyles. Spend your summers enjoying Calgary's largest freshwater lake with sandy beaches, swimming, paddleboarding, kayaking, and lakeside picnics. In the winter, lace up your skates and enjoy the frozen lake before warming up at one of the nearby cafés. Explore the extensive pathway system and wetlands, dine at local favourites like Chairman's Steakhouse, browse the nearby shops, and appreciate having excellent schools and everyday amenities just minutes from your door. This is the perfect opportunity to enjoy the freedom of low-maintenance living without compromise.