



GRASSROOTS
REALTY GROUP

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**7322, 1802 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2327495



\$399,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Perched atop one of Calgary's most coveted lake communities, this brand-new sub-penthouse by LOGEL Homes offers an extraordinary opportunity to embrace resort-inspired living every day of the year. From sun-soaked mornings overlooking the community to evenings spent skating beneath the winter sky, this is far more than a home—it's a lifestyle defined by connection, recreation, and waterfront living at its finest. Welcome to life at the top of Mahogany. While the interior is beautifully designed with modern comfort and functionality in mind, the true centerpiece of this exceptional residence is the expansive 204 sq. ft. south facing covered balcony. Stretching an impressive 34 feet, this outdoor retreat becomes a natural extension of your living space perfect for entertaining guests, hosting summer BBQs, enjoying your morning coffee in the sunshine, or simply unwinding in your own private sanctuary above it all. Inside, the thoughtfully designed Jacksonport-2 floor plan offers 852 sq. ft. of refined living space, featuring two spacious bedrooms, two stylish bathrooms, and a bright open-concept layout designed to maximize comfort and natural light. A generously sized front foyer creates an inviting first impression, while the built-in air conditioning wall unit ensures year-round comfort. Constructed with quality and wellness at the forefront, this residence features LOGEL Homes' innovative Acoustic Shield 2.0 system, including Sonopan soundproofing technology for exceptional noise reduction and privacy. An individual ERV ventilation system continuously circulates fresh, filtered air throughout the home, promoting a healthier indoor environment and enhanced everyday living. Adding to the convenience is a titled heated underground parking stall complete with a dedicated storage locker located directly in front of your parking space for effortless accessibility. Life in

Mahogany extends far beyond your front door. Centered around Calgary's largest freshwater lake, residents enjoy exclusive access to a spectacular 63-acre lake and 22 acres of private beachfront. Spend summers swimming, kayaking, paddleboarding, and relaxing on the beach, while winters invite skating, hockey, and countless opportunities to enjoy the outdoors. Just moments away, the award-winning Mahogany Beach Club offers gathering spaces, fire pits, picnic areas, and year-round community programming designed to bring neighbours together. Explore more than 74 acres of natural wetlands, scenic pathways, and parks, or stroll to Mahogany Village Market where you'll find boutique shopping, cafés, restaurants, professional services, and everyday conveniences. Blending the tranquility of a luxury lakeside retreat with the convenience of urban living, this exceptional sub-penthouse presents a rare opportunity to experience one of Calgary's most sought-after lifestyle communities. Welcome home.