



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

215, 1251 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2328368



\$409,500

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Unit 215, the Forester floorplan at The Pioneers, Mahogany District's thoughtfully designed 55+ condominium community. This beautifully appointed second-floor residence offers 919 sq. ft. of thoughtfully planned living space, featuring 2 bedrooms, 2 bathrooms, east-facing overlooking the quiet residential neighbourhood of Mahogany. Inspired by the expansive landscapes of the Canadian prairies, the interior design blends farmhouse charm with modern sophistication. Luxury vinyl plank flooring, plush carpeting in the bedrooms, and 9-foot ceilings create a warm and welcoming atmosphere, while carefully curated finishes add timeless appeal throughout. At the heart of the home is a spacious kitchen designed for both everyday living and entertaining, featuring quartz countertops, stainless-steel appliances, and an oversized island that provides ample workspace and seating. The primary retreat is generously sized to accommodate a king-size bed and features a walk-through closet with built-in organizers, leading to a beautifully appointed ensuite with dual vanities and a spacious shower complete with a built-in bench and full tile surround. The second bedroom comfortably fits a queen-size bed and offers a walk-in closet with built-in storage solutions. A well-appointed second bathroom includes a tub/shower combination with an elegant tile surround, offering both durability and refined style. Additional conveniences include a welcoming entry closet, in-suite laundry, a secure heated underground parking stall, and an intelligently designed floorplan that maximizes both comfort and functionality. Residents of The Pioneers enjoy the vibrancy and convenience of Mahogany District's amenity-rich shops, services, dining, and entertainment, combined with a low-maintenance lifestyle in Calgary's award-winning

lake community of Mahogany. With year-round access to the lake, beaches, pathways, parks, shopping, dining, and an extensive range of recreational amenities, residents can experience the best of connected community living. Priced at \$409,500 including GST, this exceptional home offers the perfect combination of style, comfort, and low-maintenance living in one of Calgary's most sought-after communities. Be one of our first purchasers in Mahogany District and take advantage of our introductory pricing!