



GRASSROOTS
REALTY GROUP

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6320, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2348826



\$449,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: na

Welcome to modern luxury at its finest. Presenting the "Atwood 3"—an exceptional 2-bedroom, 2-bathroom end unit by Logel Homes, beautifully situated in the highly coveted, award-winning lake community of Mahogany. Spanning just over 1,000 square feet of impeccably designed space, this bright and sophisticated corner home perfectly balances urban elegance with everyday convenience, completely redefining maintenance-free living. 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 sleek shaker-style cabinets, LED under-cabinet lighting, large pot drawers, a custom hood fan, and an extended island perfect for entertaining. Cooking is a breeze with upgraded appliances featuring a front-control range and a premium upgraded Blanco kitchen sink with elevated plumbing fixtures. The thoughtful floor plan offers two spacious, well-appointed bedrooms. Storage convenience was top of mind with added vanity drawers in both bathrooms, as well as upgraded tile flooring throughout. The primary retreat features a luxurious, spa-like ensuite completed with dual sinks, upgraded plumbing and lighting fixtures, and a glass-enclosed shower highlighted by a 10mm sliding barn door. 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, major transit routes, and the future Green Line LRT. Masterfully envisioned by Hopewell Residential, Calgary's multi-award-winning developer, Mahogany is a vibrant, walkable, and deeply inclusive community centered around lake lifestyle and natural beauty. This is more than just a home—it is an investment in a lifestyle of pride, enjoyment, and unparalleled convenience. Discover why the Atwood 3 is the perfect place to call home!