



GRASSROOTS
REALTY GROUP

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6411, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2349443



\$349,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions:	NA
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elcome to "The Findlay 2"—a sophisticated fourth-floor sanctuary masterfully crafted by multi-award-winning Logel Homes, ideally set within Calgary's premier lake community of Mahogany. Offering elevated top-tier views, this exceptional 2-bedroom, 2-bathroom residence spans just under 700 sq. ft. and seamlessly marries architectural elegance with high-end practical upgrades. Step into a bright, open-concept layout designed to maximize light and everyday livability. The focal point of the home is a chef-inspired kitchen featuring refined shaker-style cabinetry, additional pot drawers, an upgraded full-tile backsplash, and an increased island height that creates an elevated focal point. Illuminated by flush potlights, upgraded lighting, and refreshed hardware, this culinary space comes fully equipped with premium upgraded appliances, a custom hood fan, and an upgraded single-basin Blanco sink. Central air conditioning keeps the entire suite cool and comfortable year-round. The seamless flow from the kitchen to the spacious living area makes hosting friends or relaxing completely effortless, extending outward to a well-appointed private balcony featuring serene courtyard views from four stories up. The thoughtfully planned floor plan prioritizes both comfort and personal space. The secondary bedroom is highlighted by a newly added transom window that pours in ambient sunlight while retaining complete privacy—making it a perfect guest room or executive home office. Both full bathrooms feature upgraded tile flooring and extended shower tiling. Functionality meets luxury with increased vanity heights and additional drawers added to both bathroom vanities for maximum everyday convenience. Complete with in-suite laundry, one assigned storage unit, and one titled underground parking stall, every detail has been considered for effortless,

low-maintenance living. Outside your door, Mahogany's legendary lifestyle awaits—complete with private lake and beach access, miles of interconnected pathways, and a walkable village hub brimming with local cafes, dining, and shops. Whether you are searching for your dream first home, downsizing into easy single-level luxury, or looking for a high-performing investment property, "The Findlay 2" offers an uncompromised blend of quality, comfort, and location.