

# \$639,900 - 8206, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2187404

**\$639,900**

3 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience modern living in this spacious 3-bedroom, 2-bathroom corner unit at Waterside at Mahogany by Logel Homes. Enjoy Jersey Cream cabinetry with champagne bronze hardware, London Fog quartz countertops, and premium stainless-steel Samsung appliances. Features include LED undercabinet lighting, custom hood fan, upgraded tiled bathroom flooring, Moen Bronzed Gold fixtures, and a luxurious ensuite with a walk-in shower and sliding glass barn door. Offering a generous 1,293 square feet of space, The Azure includes three spacious bedrooms and two stylishly designed bathrooms. Whether you're seeking room to grow or space to entertain, the Azure floorplan combines comfort and sophistication, redefining your urban living experience.

This unit also offers 9-foot ceilings, tiled underground heated parking, extra storage, and an oversized balcony with a gas line for summer BBQs. With an in-unit air conditioner and Logel Homes' exclusive award-winning fresh air makeup system, comfort and quality are paramount. Conveniently located near shopping, dining, and major roadways. Discover why this is the perfect place to call home!

Built in 2025

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2187404       |
| Price          | \$639,900      |
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,221          |
| Acres          | 0.00           |
| Year Built     | 2025           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 8206, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 4A5                          |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Park, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Parkade, Secured, Titled, Underground                                              |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, Electric Stove, ENERGY STAR Qualified Washer, Garage Control(s), Microwave |
| Heating           | Hot Water, Natural Gas                                                                                                                                                           |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                              |
| # of Stories      | 5                                                                                                                                                                                |
| Basement          | None                                                                                                                                                                             |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Playground  |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 281                |
| Zoning         | MCG 1              |
| HOA Fees       | 425                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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