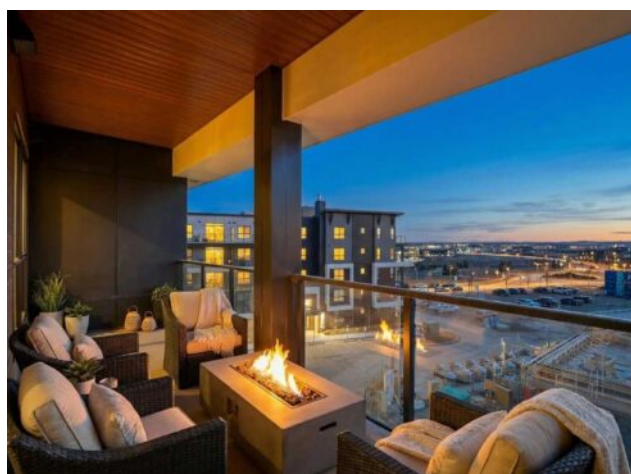


7322, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2295139



## \$475,000

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

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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

\*OPEN HOUSE - Saturday, April 4, 11:00 am-1:00 pm\* Discover the pinnacle of waterfront community living in this brand-new sub-penthouse by LOGEL Homes. From sun-drenched mornings on your 34-foot balcony to sunset skates on the lake, this isn't just a new home - it's the vacation lifestyle you've been waiting for. Welcome to the top of Mahogany! While the interior is masterfully appointed, the true showstopper is the massive 204 sq. ft. south-facing covered balcony. This incredible sanctuary is your private "outdoor heaven" - perfect for summer night BBQs, sophisticated entertaining, or simply basking in the sunlight while feeling miles away from the city hustle. Inside, this 852 sq. ft. Jacksonport-2 model features 2 spacious bedrooms and 2 modern bathrooms, offering a bright, open-concept layout enhanced by a supersized front foyer and a built-in AC wall unit for year-round climate control. This home is engineered for peace and health, featuring Acoustic Shield 2.0 technology (including Sonopan panelling) for best-in-class soundproofing, and a dedicated individual ERV ventilation system that circulates fresh, filtered air into every room. For ultimate convenience, the unit includes titled heated parking with a dedicated storage locker located directly in front of your stall. Living here means more than just a beautiful home; it's an invitation to Calgary's premier four-season lake lifestyle. Centred around a stunning 63-acre freshwater lake and 22 acres of private beachfront, residents enjoy exclusive year-round access to swimming, kayaking, paddle boarding, and skating. Steps from your door, the award-winning Mahogany Beach Club offers fire pits, picnic areas, and gathering spaces designed for connection. Explore 74 acres of natural wetlands and winding pathways, or walk to the Mahogany Village Market for gourmet dining,

local cafés, and professional services. Combining the tranquility of a vacation resort with the convenience of urban amenities, this residence offers a lifestyle that is truly in a class of its own.