

# \$369,900 - 8104, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2206644

**\$369,900**

1 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Waterside at Mahogany, where Luxury meets convenience in Calgary's most sought-after lake community. This stunning brand-new, never-lived-in two-bedroom, one-bathroom condo offers the perfect blend of modern comfort and lakeside serenity. This main-floor unit lets you enjoy your private balcony, creating the perfect space for morning coffee or evening relaxation. Inside, the open-concept layout is filled with natural light, featuring a sleek modern kitchen with quartz countertops and premium appliances. The spacious living area flows seamlessly to the balcony, while the two well-appointed bedrooms provide comfort and style. Convenience is key with in-unit laundry, and additional storage for all your essentials. This unit comes with tons of of UPGRADES -- BATHROOM has additional VANITY DRAWERS, EXTENDED TUB/SHOWER AREA, UPGRADED TOILET and LIGHT FIXTURES,. This amazing unit has AIR CONDITIONER, , WINDOW COVERINGS, and Elegant KITCHEN FAUCET. Living in Mahogany means having access to year-round lake activities, from paddleboarding and swimming in the summer to skating in the winter. Just steps from Mahogany Village Market, you'll find top dining spots, coffee shops, and everyday essentials, Close to schools, YMCA, South Health Campus, and major roadways . Truly a rare opportunity to own a move-in-ready lakeside home in one of Calgary's most desirable communities.



Donâ€™t miss your chanceâ€”schedule your showing TODAY!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206644          |
| Price          | \$369,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 586               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 8104, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 4A5                          |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Beach Access, Elevator(s), Park, Storage, Visitor Parking |
| Parking Spaces | 1                                                         |
| Parking        | Stall, Titled                                             |

**Interior**

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks                                                                                                                                                 |
| Appliances        | Central Air Conditioner, Electric Stove, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 5         |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Wood Siding, Other |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 14              |
| Zoning         | M-C2            |
| HOA Fees       | 425             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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