

# \$380,000 - 8305, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2213045

**\$380,000**

2 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Waterside in Mahogany, Calgary's premier lake community! This brand-new, thoughtfully upgraded 2-bedroom, 2-bathroom condo offers a stylish and functional living space steps from Mahogany Lake and the vibrant Mahogany Plaza. The condo is just over 700 sq ft. of open concept living space with 9â€™™ ceilings and bright windows, a spacious primary bedroom with upgraded walk-in closet shelving and an ensuite. Modern kitchen with quartz countertops, stainless steel appliances & added pot lights over the island for enhanced lighting. The guest bath was upgraded with extra vanity drawers, and the primary bath vanity was redesigned with deep storage drawers for added convenience. The condo also has an in-suite laundry for ultimate convenience. The living room has a custom TV mounting area with a raised power outlet, a fire-rated drywall chase for hidden cables reinforced TV bracket backing. The large private patio is perfect for enjoying morning coffee or evening relaxation. Premium lake community amenities include full lake access, walking trails, and parks just outside your door. Steps away from Mahogany Plaza, enjoy restaurants, cafes, a grocery store, Shoppers Drug Mart, a spa, a dentist, a car wash, and more! Quick access to Stoney Trail & Deerfoot Trail for an easy commute. This efficient floor plan is an incredible opportunity for first-time buyers, downsizers, or investors looking for a high-demand location. Move in and start enjoying the best of Mahogany! **PURCHASE**



NOW AND SAVE. AVOID THE RISING COSTS OF CONSTRUCTION AND LAND, DON'T MISS THIS OPPORTUNITY TO SECURE YOUR FUTURE EQUITY AND ENJOY YOUR HOME SOONER!

Built in 2025

### Essential Information

MLS® #	A2213045
Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	701
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	8305, 1802 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X6

### Amenities

Amenities	Beach Access, Elevator(s), Park, Storage, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Asphalt

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	5

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	53
Zoning	M-C2
HOA Fees	425
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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