

**7311, 1802 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2287002**



**\$500,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience elevated lake living in this stunning 2-bedroom, 2-bathroom residence in Waterside at Mahogany by Logel Homes—one of Calgary’s most sought-after, award-winning lake communities. Positioned on the 3rd floor of the Parkside building, this thoughtfully designed “Jackson 2” floor plan offers 858 sq. ft. of refined interior space paired with an expansive 152 sq. ft. outdoor terrace, showcasing sweeping city and potential park views—an exceptional setting for both quiet mornings and evening entertaining. Inside, the home is defined by its seamless open-concept design, elevated by high ceilings and a sophisticated, modern finish palette. The kitchen is both striking and functional, anchored by 3cm quartz countertops, an upgraded 36" stainless steel refrigerator, and extended upper cabinetry for enhanced storage. A generous island—complete with oversized 15" drawers, additional cabinetry, and a substantial quartz overhang—creates an ideal hub for hosting and everyday living. A sleek stainless steel hood fan, matte black hardware, and a Blanco Quatrus sink complete the space with a clean, contemporary edge. The living area has been intelligently curated for modern lifestyles, featuring a built-in wall-mounted TV package with raised power, concealed conduit, fire-rated backing, and reinforced support—delivering a streamlined, design-forward aesthetic. Year-round comfort is ensured with a 12,000 BTU air conditioning system. Both bathrooms carry forward the same elevated standard, finished with tile flooring and quartz surfaces. The primary ensuite is designed as a refined retreat, offering dual undermount vanities, a statement 10mm Sydney barn-style sliding glass shower with chrome detailing, and enhanced lighting throughout. A built-in linen tower and additional GFI outlets provide

both convenience and thoughtful functionality. The second bathroom mirrors these finishes, maintaining a cohesive, upscale feel across the home. Everyday practicality is seamlessly integrated, with a dedicated laundry space featuring luxury vinyl plank flooring, a quartz folding counter, and added electrical convenience. Closet organizers have been installed throughout, while plush carpeting in the bedrooms introduces warmth and comfort. Set within Mahogany, residents enjoy exclusive access to Calgary's largest freshwater lake—offering year-round recreation including swimming, paddleboarding, skating, and beachside relaxation. Surrounded by scenic pathways, parks, and a vibrant village centre with curated dining, cafés, and boutique shopping, this is a lifestyle defined by both convenience and connection. This is a rare opportunity to secure a beautifully finished home in Waterside at Mahogany—where thoughtful design, elevated finishes, and an unbeatable location come together in one exceptional offering.