

6103, 1802 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2321448



\$279,900

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|------------------|-------------------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 535 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 345 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Quartz Counters | | |

Inclusions: NA

Welcome to "The Curnoe 2"—an exceptional 2-bedroom, 1-bathroom residence masterfully designed by the multi-award-winning Logel Homes, beautifully situated in Calgary's premier, award-winning lake community of Mahogany. Intelligently maximizing every single inch, this home perfectly balances modern elegance with high functionality, offering an incredible low-maintenance lifestyle spanning just under 600 square feet. Step inside to a bright and airy open-concept sanctuary where soaring 9-foot ceilings and extra-large windows work together to flood the home with natural light and create a beautifully open living space. Premium luxury vinyl plank flooring flows seamlessly through the main living areas, guiding you into a beautifully laid-out kitchen. This open kitchen design creates a seamless flow into the living area, making it perfect for both daily routines and entertaining friends. The culinary space is heavily upgraded with stunning quartz countertops, modern cabinetry, a premium full-tile upgraded backsplash, and a stylized upgraded sink and faucet. Completing the kitchen are upgraded stainless-steel appliances that elevate the entire cooking experience. The highly efficient floor plan features two comfortable bedrooms, offering fantastic versatility for a primary retreat alongside a second bedroom that is ideal for guests, roommates, or a dedicated home office. Just steps away, the beautiful 4-piece bathroom serves as a private oasis, beautifully finished with elegant tile flooring and contemporary fixtures. Everyday convenience and year-round comfort are a top priority here. The unit comes fully equipped with an in-suite washer and dryer and large patio. Adding tremendous value and peace of mind to this property, you will also enjoy the convenience of a secure assigned storage locker for your seasonal gear and a titled underground heated parking

stall. Beyond the walls of this stunning condo, you are stepping into a vibrant lifestyle that only Mahogany can provide. As Calgary's most celebrated lake community, Mahogany offers private beach access, miles of scenic walking and cycling pathways, and a bustling urban village filled with local coffee shops, trendy dining, and convenient grocery options right at your doorstep. Whether you are a first-time buyer looking to step into the market or a savvy investor seeking a high-demand property from a trusted builder, "The Curnoe 2" checks every single box.