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6117, 1802 Mahogany Boulevard SE Calgary, Alberta

MLS # A2321450

$349,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 470
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: NA

Welcome to "The Findlay 2"—a brilliantly designed 2-bedroom, 2-bathroom ground floor residence by the multi-award-winning Logel Homes. Perfectly situated in Calgary’s premier, award-winning lake community of Mahogany, this exceptional unit spans just over 700 square feet of masterfully optimized space. Offering the ultimate convenience of main-floor access alongside top-tier finishes, this home beautifully redefines maintenance-free living. Step inside to an open-concept sanctuary where soaring 9-foot ceilings and expansive windows create a remarkably bright, open, and airy living environment. High-end luxury vinyl plank flooring guides you into a chef-inspired kitchen that serves as the stunning centerpiece of the home. The culinary space centers around a large kitchen island that is perfect for casual dining, entertaining, and meal prep. It features gorgeous quartz countertops, modern cabinetry, and a sleek built-in range hood fan framed by an upgraded full-tile backsplash. Beautiful over-the-island pendant lights cast a warm, sophisticated glow over the space, while premium upgraded stainless-steel appliances, an upgraded sink, and an upgraded faucet ensure the kitchen is as functional as it is fashionable. The highly efficient floor plan is engineered for maximum privacy and versatility. The primary retreat features its own private 3-piece ensuite with elegant tile flooring. On the opposite side of the unit, the spacious second bedroom offers unparalleled convenience for guests, roommates, or a home office, boasting a pocket cheater door that leads directly into the beautiful 4-piece main bathroom. One of the standout highlights of this ground-floor gem is the seamless connection to the outdoors. Step straight out onto your large private patio overlooking the beautifully landscaped courtyard, which serves as a massive extension of your indoor

living space—ideal for summer dining, lounging, or effortless pet access. Everyday convenience and year-round comfort are paramount here. The unit comes fully equipped with a full-size washer and dryer, built-in air conditioning, an assigned storage locker for your seasonal gear, and the ultimate peace of mind of a secure, 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, this unit checks every box!

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