

216, 1251 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2327237



\$293,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Radiant		
Floors:	Carpet, Vinyl		
Roof:	Flat, Membrane		
Basement:	None		
Exterior:	Brick, Cement Fiber Board, Stone, Wood Frame		
Foundation:	-		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 438		
LLD:	-		
Zoning:	MU-1		
Utilities:	Cable Internet Access		

Inclusions: N/A

Discover effortless living in The Pioneers, Mahogany Districts thoughtfully designed 55+ condominium community. The Trailblazer floorplan, located on the second floor, Unit 216 offers 690 sq. ft. of living space, featuring 1 bedroom, 1 bathroom, and includes an east-facing balcony overlooking the quiet residential neighborhood of Mahogany. Inspired by the expansive landscapes of the Canadian prairies, the interior design blends farmhouse charm with modern sophistication. Luxury vinyl plank flooring in the main living areas, plush carpet in the bedroom, and 9-foot ceilings create a warm and inviting atmosphere, while carefully selected finishes add timeless appeal throughout. The contemporary kitchen features quartz countertops, a large central island, and stainless-steel appliances, offering both style and functionality for everyday living and entertaining. The spacious bedroom comfortably accommodates a king-size bed, a rare and valuable feature in a one-bedroom condo. The well-appointed bathroom provides convenient dual access from both the bedroom and main living area and includes a tub/shower combination with elegant tile surround. Additional conveniences include in-suite laundry and a secure, heated underground parking stall, providing comfort and peace of mind throughout the year. Residents of The Pioneers enjoy the vibrancy and convenience of Mahogany District's amenity-rich shops, services, dining, and entertainment, combined with a low-maintenance lifestyle in Calgary's award-winning lake community of Mahogany. With year-round access to the lake, beaches, pathways, parks, shopping, dining, and an extensive range of recreational amenities, residents can experience the best of connected community living. Priced at \$293,000 including GST, this exceptional home offers the perfect combination of comfort, style, and

convenience for those seeking an active and connected 55+ lifestyle. Be one of our first purchasers in Mahogany District and take advantage of our introductory pricing!