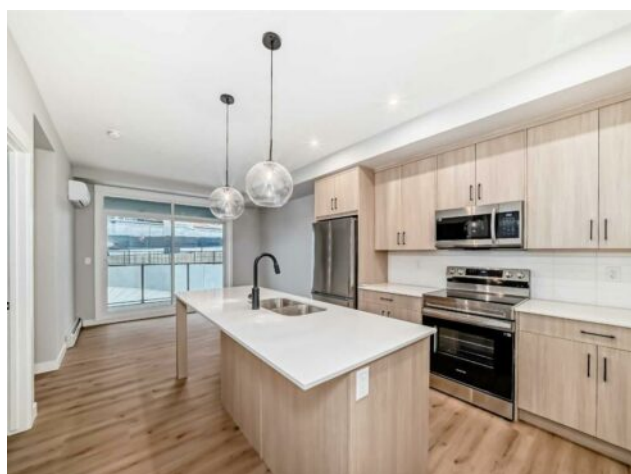


**8104, 1802 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2206644



\$369,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Other, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to Waterside at Mahogany, where Luxury meets convenience in Calgary's most sought-after lake community. This stunning brand-new, never-lived-in two-bedroom, one-bathroom condo offers the perfect blend of modern comfort and lakeside serenity. This main-floor unit lets you enjoy your private balcony, creating the perfect space for morning coffee or evening relaxation. Inside, the open-concept layout is filled with natural light, featuring a sleek modern kitchen with quartz countertops and premium appliances. The spacious living area flows seamlessly to the balcony, while the two well-appointed bedrooms provide comfort and style. Convenience is key with in-unit laundry, and additional storage for all your essentials. This unit comes with tons of of UPGRADES -- BATHROOM has additional VANITY DRAWERS, EXTENDED TUB/SHOWER AREA, UPGRADED TOILET and LIGHT FIXTURES,. This amazing unit has AIR CONDITIONER, , WINDOW COVERINGS, and Elegant KITCHEN FAUCET. Living in Mahogany means having access to year-round lake activities, from paddleboarding and swimming in the summer to skating in the winter. Just steps from Mahogany Village Market, you'll find top dining spots, coffee shops, and everyday essentials, Close to schools, YMCA, South Health Campus, and major roadways . Truly a rare opportunity to own a move-in-ready lakeside home in one of Calgary's most desirable communities. Don't miss your chance--schedule your showing TODAY!