

8306, 1802 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2232548



**\$659,900**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)    |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                  |
| <b>Size:</b>     | 1,222 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                     |               |                  |
| <b>Lot Feat:</b> | -                                     |               |                  |

|                    |                                                                                              |                   |        |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | \$ 775 |
| <b>Basement:</b>   | None                                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                                                         | <b>Zoning:</b>    | MCG 1  |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                          |                   |        |

Welcome to the Azure — a very spacious 3-bedroom floor plan designed for comfortable living. This unit features 9-foot ceilings, in-suite air conditioning, and Logel Homes’ exclusive fresh air makeup system for enhanced indoor comfort. The open-concept layout includes a premium stainless steel appliance package, upgraded luxury vinyl plank flooring, and quartz countertops throughout. Additional highlights include underground heated parking, extra storage, and a spacious balcony with a gas line—perfect for outdoor cooking and entertaining. HOA fees provide access to Mahogany Lake, Calgary’s largest lake, offering year-round recreational activities. Situated in the vibrant community of Mahogany, residents enjoy close proximity to a wide variety of shops, dining options, and major roadways, combining convenience with lifestyle.