

# \$390,000 - 8305, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2213045

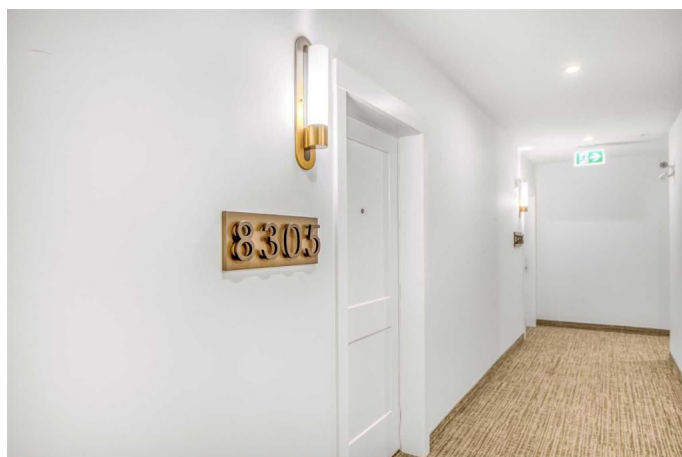
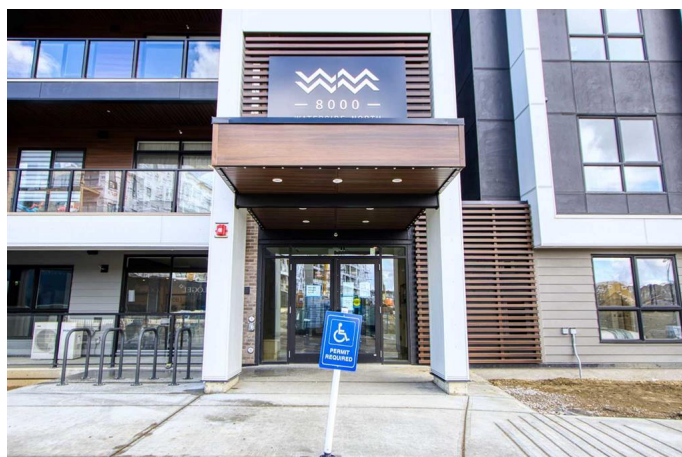
**\$390,000**

2 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Waterside in Mahogany, Calgary's premier lake community! This brand-new, thoughtfully upgraded 2-bedroom, 2-bathroom condo offers a stylish and functional living space steps from Mahogany Lake and the vibrant Mahogany Plaza. The condo is just over 700 sq ft. of open concept living space with 9' ceilings and bright windows, a spacious primary bedroom with upgraded walk-in closet shelving and an ensuite. Modern kitchen with quartz countertops, stainless steel appliances & added pot lights over the island for enhanced lighting. The guest bath was upgraded with extra vanity drawers, and the primary bath vanity was redesigned with deep storage drawers for added convenience. The condo also has an in-suite laundry for ultimate convenience. The living room has a custom TV mounting area with a raised power outlet, a fire-rated drywall chase for hidden cables reinforced TV bracket backing. The large private patio is perfect for enjoying morning coffee or evening relaxation. Premium lake community amenities include full lake access, walking trails, and parks just outside your door. Steps away from Mahogany Plaza, enjoy restaurants, cafes, a grocery store, Shoppers Drug Mart, a spa, a dentist, a car wash, and more! Quick access to Stoney Trail & Deerfoot Trail for an easy commute. This efficient floor plan is an incredible opportunity for first-time buyers, downsizers, or investors looking for a high-demand location. Move in and start enjoying the best of Mahogany!



Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213045          |
| Price          | \$390,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 8305, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 1X6                          |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Elevator(s), Park, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Asphalt, Parking Pad                                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 5  |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | M-C2             |
| HOA Fees       | 425              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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