

# \$550,000 - 7209, 1802 Mahogany Boulevard, Calgary

MLS® #A2262543

**\$550,000**

2 Bedroom, 2.00 Bathroom, 710 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step into refined lakeside living at Waterside Mahogany — one of Calgary's most desirable waterfront communities. This beautifully finished 2 bedroom, 2 bathroom residence blends modern design with bright, open-concept spaces. Oversized windows invite natural sunlight throughout the home, while the private balcony (with gas BBQ hookup) offers serene views over future green space and the shimmering lake just steps away.

With heated underground parking, private storage, and inclusive condo fees covering gas, water, and building maintenance, comfort comes built-in. The future community playground planned behind the building will bring additional vibrancy to an already active location.

Surrounded by endless amenities, including Calgary's largest lake, sandy beaches, scenic walking paths, boutique caf  s, destination restaurants, and year-round recreational options — this home offers effortless luxury intertwined with community charm.

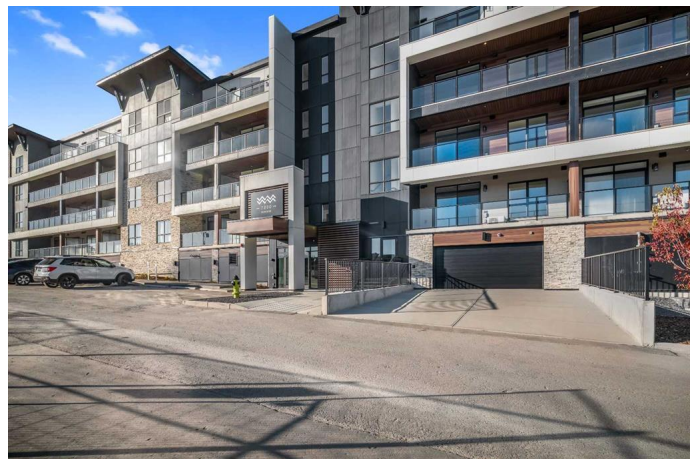
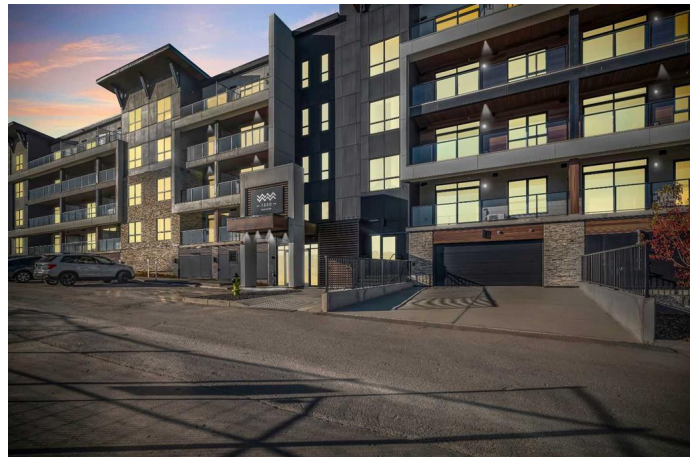
Welcome to where everyday life feels like a getaway. This is Mahogany — and this is your next chapter!

Built in 2025

## Essential Information

MLS® #

A2262543



|                |                   |
|----------------|-------------------|
| Price          | \$550,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 710               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 7209, 1802 Mahogany Boulevard |
| Subdivision | Mahogany                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M2K6                        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                                                                                     |
| Appliances        | Electric Range, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Hot Water                                                                                                                                                           |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                 |
| # of Stories      | 4                                                                                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 24                 |
| Zoning         | MC-2               |
| HOA Fees       | 425                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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