

# \$499,900 - 7206, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2216099

**\$499,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Logel Homes proudly presents the Atwood 3 in Mahogany, one of Calgary's most desirable lake communities. This spacious two-bedroom, two-bathroom condo offers professionally designed interiors, complete with air conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, designer tile, stainless steel appliances, pot lighting, and an oversized patio door. This home includes titled parking, a private storage locker, and comes standard with Logel Homes' Energy Return Ventilation system and industry-leading sound attenuation technology. The Atwood 3 is covered by the Alberta New Home Warranty Program for added peace of mind. Residents of Mahogany enjoy a unique lifestyle surrounded by nature, with access to Calgary's largest man-made lake, extensive walking and biking trails, and a variety of nearby amenities including coffee shops, grocery stores, and restaurants—all within walking distance. Homeowners also have access to the community clubhouse and beaches through the HOA.



Built in 2025

## Essential Information

MLS® #                      A2216099

Price                        \$499,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 974               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7206, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 0T2                          |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Clubhouse, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 1                                                         |
| Parking        | Titled, Underground                                       |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)                                                                                                          |
| Appliances        | Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave |
| Heating           | Hot Water                                                                                                                                                                                    |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                                            |
| Basement          | None                                                                                                                                                                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Playground  |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                95  
Zoning                              MC-1  
HOA Fees                         425  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX Real Estate (Mountain



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