

# \$575,000 - 8215, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2247155

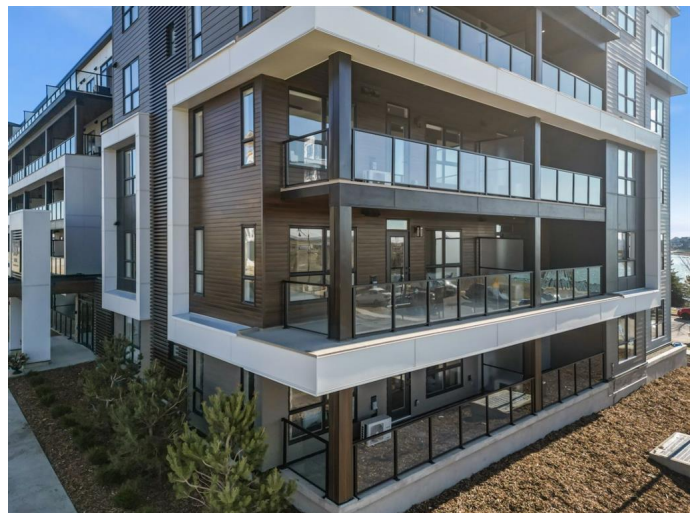
**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step into this warm, light-filled 2-bedroom, 2-bathroom corner unit located in one of Calgary's most beloved communities: Mahogany. This brand-new home has never been lived in – fresh, spotless, and ready to become truly yours. Thanks to its many windows, the space is bathed in natural light from morning to evening, creating an inviting, harmonious atmosphere throughout the day. The chef's kitchen is both beautiful and functional – ideal for culinary creativity. Complete with ample counter and cabinet space and stainless steel appliances. The primary bedroom is a peaceful retreat with a spa-inspired ensuite and a spacious walk-in closet. The second bedroom with its own bathroom is perfect for guests or a home office. The south-facing balcony with views of the lake isn't just a detail – it's your daily escape. This exposure ensures sunlight all day, from sunrise to sunset! Enjoy your morning coffee, a sunset dinner, or a quiet moment of reflection with one of the most beautiful views in the area. Some of the great features of this unit are, premium luxury vinyl plank flooring, a spacious front entry with coat and linen closets, a heated, titled underground parking stall, and in-suite storage + an additional underground storage unit. Condo Fees Include: Heat, water, and sewage, building insurance, garbage, reserve fund contributions, Professional management and maintenance - Pay only electricity! This complex is located just steps from: Mahogany



Lake & Beach Club, scenic parks, walking paths, playgrounds, many restaurants, cafÃ©s, shops, and essential services. This home is so much more than a condo â€” itâ€™s a lifestyle. If youâ€™re looking for a place filled with sunlight, serenity, and lakeside beauty... this is where your next chapter begins. Book your showing today!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247155          |
| Price          | \$575,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,002             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 8215, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 4A5                          |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Beach Access                                                   |
| Parking Spaces | 1                                                              |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Stall, Underground |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                              |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | MC-1             |
| HOA Fees       | 425              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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