

# \$609,900 - 8306, 1802 Mahogany Boulevard Se, Calgary

MLS® #A2232548

**\$609,900**

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to the Azure â€” a very spacious 3-bedroom floor plan designed for comfortable living. This unit features 9-foot ceilings, in-suite air conditioning, and Logel Homesâ€™™ 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 lineâ€”perfect for outdoor cooking and entertaining.

HOA fees provide access to Mahogany Lake, Calgaryâ€™™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.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2232548  |
| Price    | \$609,900 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,222             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 8306, 1802 Mahogany Boulevard Se |
| Subdivision | Mahogany                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3M 4A5                          |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Park, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Parkade, Secured, Titled, Underground                                              |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)                                                                                     |
| Appliances        | Dishwasher, Electric Stove, Central Air Conditioner, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave |
| Heating           | Natural Gas, Hot Water                                                                                                                                                           |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                              |
| # of Stories      | 5                                                                                                                                                                                |
| Basement          | None                                                                                                                                                                             |

### Exterior

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

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 17th, 2025  
Days on Market        141  
Zoning                    MCG 1  
HOA Fees                437  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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