

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

MLS® #A2262543

\$550,000

2 Bedroom, 2.00 Bathroom, 710 sqft

Residential on 0.00 Acres

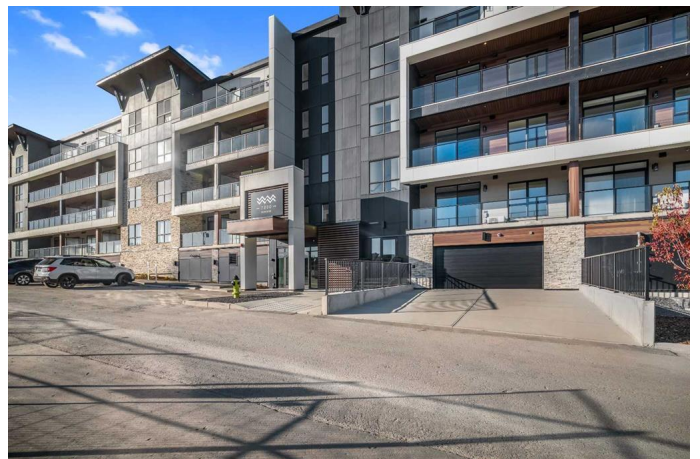
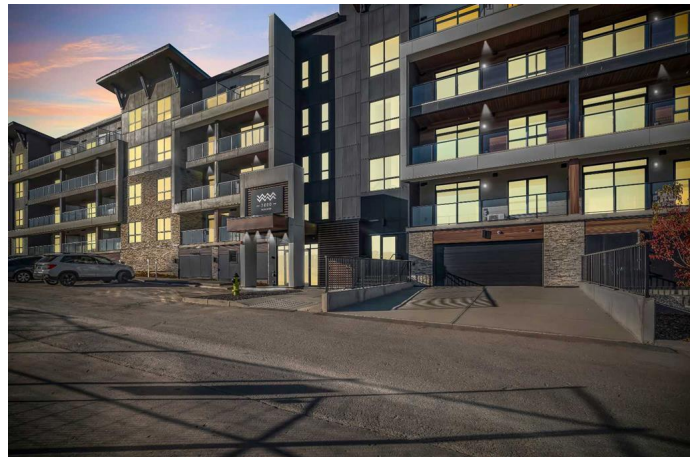
Mahogany, Calgary, Alberta

They said this was just another lakeside condo.

They were wrong.

Because the moment you walk into the lobby of Waterside Mahogany, something changes. The air feels different—quiet, intentional. The elevator glides upward with a precision that borders on eerie, stopping at a hallway that hums with calm. Then—a soft chime. The door opens to reveal your future: a two-bedroom, two-bath sanctuary that feels larger than its 709 sq ft could possibly allow. Every surface gleams, every line feels measured. Natural light pours in through generous windows, reflecting across sleek finishes and the open-concept living area. Step out onto your private balcony—complete with a gas BBQ line—and you™ll find yourself overlooking open land and just as you step outside is the calm shimmer of Mahogany Lake. It™s a view that doesn™t just invite you outside—it pulls you in.

But here™s where it gets interesting. That quiet green space behind the building? It won™t stay empty for long. The community association has proposed a brand-new playground—a gathering place where the laughter of children and the rhythm of daily life will soon echo through the air. What™s stillness today will soon be joy. You™ll be here to watch it unfold.



THE DETAILS THAT MATTER (AND MAYBE MORE):

Below, in the warmth of the heated parkade, your titled parking stall waitsâ€”reserved, secure, unseen. A private storage locker stands ready for your keepsakes, or secrets, depending on your perspective. The condo fees take care of the essentialsâ€”heat, gas, water, maintenanceâ€”so all thatâ€™s left for you is electricity and the choice of how to spend your day. Venture out, and youâ€™ll find everything within reach: cafÃ©s, restaurants, grocery stops, the wetlands trail system, and of course, Mahoganyâ€™s 63-acre lake and 21 acres of private beach.

A LIFESTYLE THATâ€™S QUIETLY ELECTRIC:

By day, itâ€™s the calm hum of conversation at the local cafÃ©. By night, lights twinkle across the lake, and the breeze whispers through the reeds. The buildingâ€™s design encourages connectionâ€”movie rooms, lounges, walking paths, and those spontaneous chats that somehow turn neighbors into friends. Yet amid it all, your home feels secluded, protected, deeply your own.

YOUR NEXT MOVE:

The truth about Unit 7209 isnâ€™t written in square footage or feature listsâ€”it lives in the way the evening light spills across the balcony floor, in the echo of a community preparing for its next chapter. The proposed playground will bring life, laughter, and the sound of belonging right to your doorstep.

Tour it. Stay a while. Because once youâ€™ve stood hereâ€”overlooking the lake, feeling the quiet promise in the airâ€”youâ€™ll realize this isnâ€™t just another condo in Mahogany. Itâ€™s the start of a story thatâ€™s waiting for you to write it.

Contact your REALTOR® today. Before someone else decides to claim the view thatâ€™s been patiently waiting for its 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	9
Zoning	MC-2
HOA Fees	425
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.