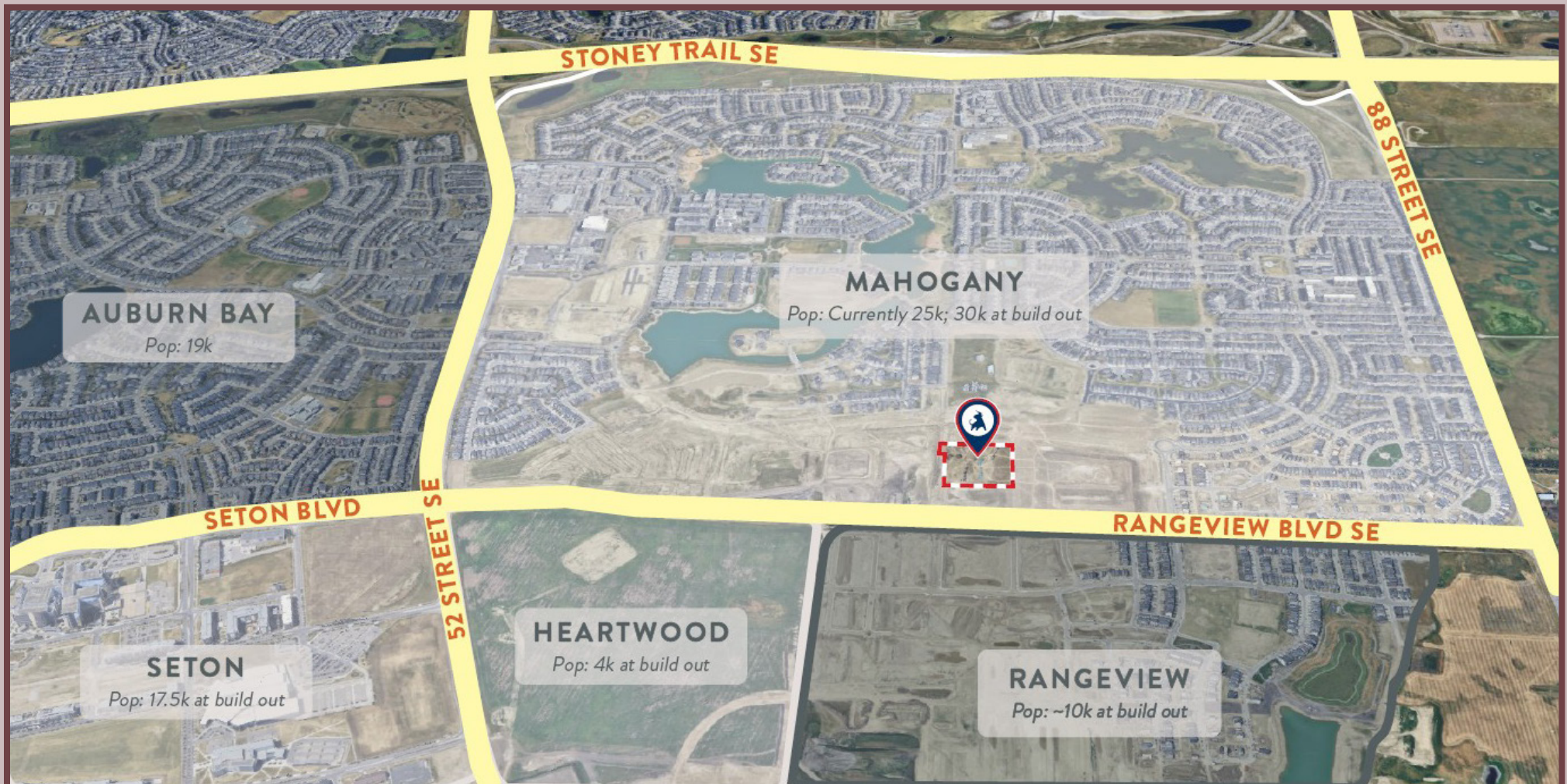


MAHOGANY, DISTRICT



LOCATION

Today, Mahogany has a current population of 25,000 residents. At full build out, Mahogany and neighbouring areas will have a combined population exceeding 50,000.





TOTAL RETAIL AREA

8,956 SF

RESIDENTIAL

277 units in Phases 1 & 2
~1,300 units on Full Build-out

PHASE 1 COMPLETION

Q3 2028

DEVELOPER

Section23 Developments

ZONING

MU-1

PHASE 1 PARKING

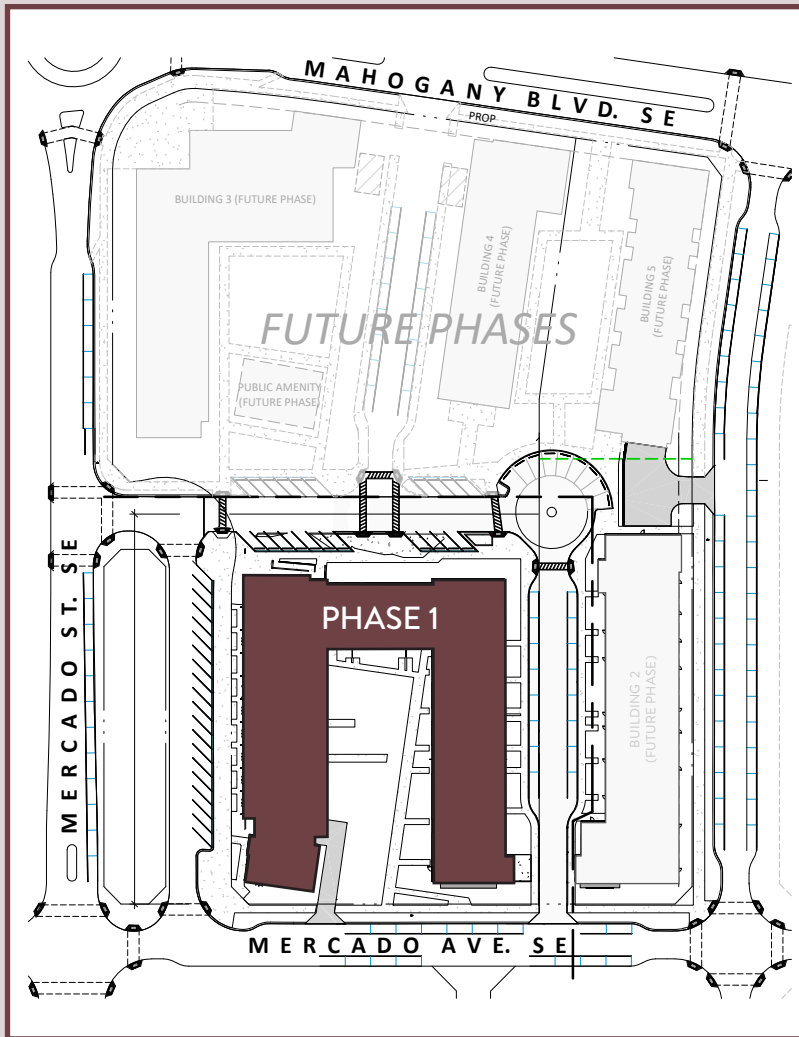
41 surface stalls
(4.6/1,000 SF)

PHASE 1 TARGETED USES

Food and beverage, coffee,
specialty food, beauty
esthetics, pet, pharmacy



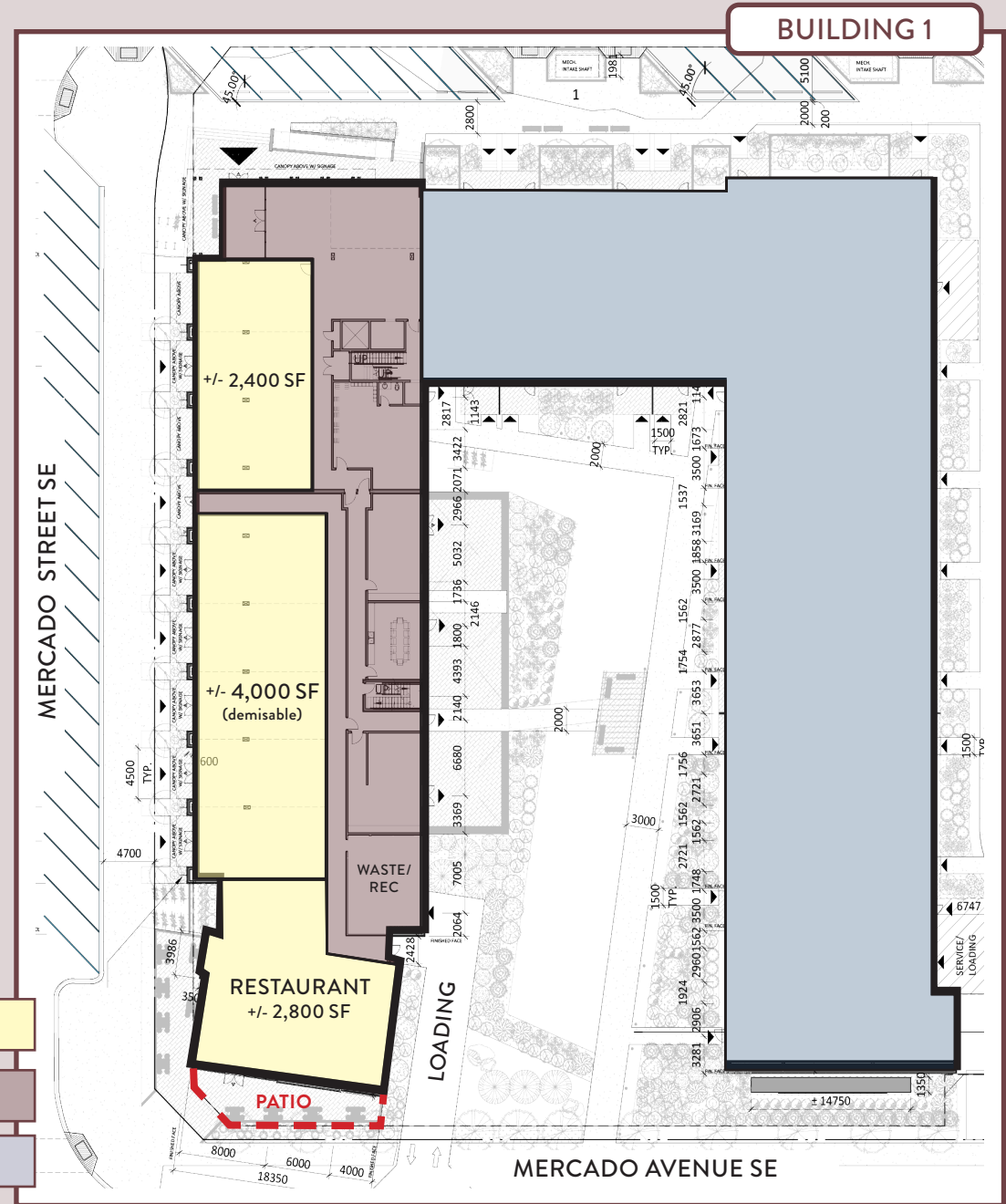
SITE PLAN



RETAIL

AMENITY

RESIDENTIAL



THE DEVELOPER:

SECTION23 DEVELOPMENTS

A Calgary-based real estate and homebuilding collective, Section23 is dedicated to creating thoughtful, community-driven places to live. Its portfolio spans master-planned communities, multi-family and Seniors Residences, mixed-use and residential developments, retail, and single-family homes through its 40-year homebuilding company, Baywest Homes, combining long-term vision with disciplined execution.

Section23 delivers high-quality projects with a focus on architectural design, construction performance, and lasting value. They prioritize livability, natural connections, and placemaking to enhance residents' lives and strengthen community health across every project.

Currently advancing multi-family, mixed-use, and commercial retail projects across southeast Calgary, the company is positioned for strategic growth. Grounded in a legacy of community building, Section23 develops with respect for the land, its heritage, and thoughtful design, reflecting the Ollerenshaw family's enduring influence on Alberta's development landscape.





Heather Wietzel
hwietzel@taurusgroup.com



403.206.2130
taurusgroup.com