

404, 30 Mahogany Mews SE  
 Calgary, Alberta

MLS # A2263496



**\$439,900**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                    |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                  |
| <b>Size:</b>     | 1,031 sq.ft.                                | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                           |               |                  |
| <b>Lot Feat:</b> | -                                           |               |                  |

|                    |                                                                                   |                   |        |
|--------------------|-----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 612 |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                         | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** Window Coverings

Don't miss this beautifully upgraded, top-floor condo in Mahogany! This 2-bed, 2-bath unit features a modern, airy design with high ceilings and wide-plank laminate flooring throughout. The open-concept kitchen is a showstopper, with a massive island and quartz countertops, perfect for entertaining. The primary suite is a private retreat with a walk-in closet and a stylish ensuite. A second bedroom, another full bath, and in-suite laundry provide everything you need. You'll love the peaceful balcony with its gas hookup and the convenience of a titled underground parking stall and storage locker. The location is unbeatable: walk to Westman Village for dining and shopping, and enjoy year-round fun on the 63-acre Mahogany Lake. Easy access to Stoney and Deerfoot Trails makes commuting a breeze. This one has it all!