

**413, 20 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2274692**



**\$299,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	616 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Spice Rack, TV mount in living room

Experience the timeless charm of Voysey Arts and Crafts Old English Architecture in this impeccably maintained, one-owner TOP FLOOR unit—filled with warmth and natural sunlight—located in a well-managed complex in the highly sought-after lake community of Mahogany. This bright two-bedroom home features a 4-piece bathroom, a cozy living room, a bright kitchen, and a private balcony with a gas hook-up overlooking the park. Being on the top floor, it is perfectly positioned away from street noise and traffic. Enjoy a fresh, modern open-concept design with white ceiling-height kitchen cabinets, QUARTZ countertops with a breakfast bar, and neutral laminate flooring for easy maintenance. For added convenience, the in-suite storage and laundry room come equipped with a washer and dryer. The heated underground parkade includes a titled indoor parking stall and an assigned storage unit. The complex also offers excellent amenities such as a fitness centre, guest suite, library, bike storage, and beautiful outdoor gathering spaces for the summer months. Mahogany provides exceptional lifestyle perks: grocery stores, dining, cafés, parks, and pathways all nearby. You’ll also enjoy access to a freshwater lake with a beach club and be within walking distance of 30 hectares of protected natural wetlands. Whether you’re looking for a great investment property or a place to call home, this unit is priced to sell in one of Calgary’s most desirable lake communities.