

**214, 140 Mahogany Street SE
Calgary, Alberta**

MLS # A2282798



\$540,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,255 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Experience the pinnacle of lake-community living in this exceptional 1,255 sq. ft. condo located in the award-winning community of Mahogany. Meticulously maintained and thoughtfully designed, this rare 2-bedroom, 2-bathroom PLUS DEN home with 2 BALCONIES offers the space and comfort of a detached residence with the ease of condo living. The open-concept main living area is filled with natural light and enhanced by wide-plank flooring that flows seamlessly through the kitchen, dining, and living spaces. The kitchen is both stylish and practical, with white cabinetry, quartz countertops, stainless steel appliances, and a generous island- perfect for everyday living, entertaining, or working from home. The living and dining areas flow easily together, creating a warm and welcoming space. The primary bedroom offers a quiet retreat with a private balcony, walk-in closet and a dual-vanity ensuite featuring quartz counters and modern finishes. A second generously sized bedroom is located near the second full bathroom, ideal for guests or family. The den offers the ideal space for a home office, hobby room, or reading area. A rare feature for condo living, this home includes two South-facing balconies that offer excellent outdoor space and all-day sun. The location provides easy access to Mahogany Lake, private beaches, walking paths, and wetlands, and is within walking distance to Westman Village, dining, shopping, and services.