

**407, 140 Mahogany Street
Calgary, Alberta**

MLS # A2297174



\$270,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	544 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, Vinyl Windows		
Inclusions:	Window Covering		

Welcome to Sandgate at Mahogany, built in 2025, where lakeside living meets everyday convenience in one of Calgary's most vibrant, sought-after communities. Perched on the TOP FLOOR, this beautifully designed 1-bedroom, 1-bath condo offers 9ft ceilings and an airy, open feel that instantly feels like home. Sunlight pours into the living space, highlighting the modern finishes—quartz countertops, sleek luxury vinyl plank flooring, and BRAND-NEW Whirlpool stainless steel appliances—all thoughtfully chosen to blend style with effortless living. The kitchen flows seamlessly into the dining and living areas, creating the perfect space to unwind or entertain. Just beyond, your private balcony overlooks the peaceful courtyard and is already roughed-in for A/C and a gas line—ideal for summer BBQs and quiet evenings outdoors. Your spacious bedroom becomes a true retreat, complete with soft carpeting, a walk-through closet, and direct access to a semi-ensuite bath. A generously sized laundry room with extra storage adds to the everyday ease this home offers. ALL UTILITIES INCLUDED EXCEPT POWER. But what truly sets this property apart is the lifestyle. From your doorstep, you're moments from the energy of Westman Village—boutique shops, cafes, restaurants, and fitness studios—all woven into a walkable, community-focused setting. Spend your days at Mahogany's private Beach Club, where you can paddleboard, swim, fish, or simply relax by the water. Parks, pathways, playgrounds, and dog parks are all just steps away. This unit comes with 1 titled parking stall. With access to a resident GYM, GUEST SUITE, and a PET-FRIENDLY environment, this home is perfect for first-time buyers, downsizers, or investors looking for something special. This isn't just a

condo—it’s a lifestyle. Pack your bags and start living it.