

**419, 30 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2339243**



**\$255,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 546 sq.ft.                         | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, 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> | \$ 334 |
| <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>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** n/a

Welcome to Sandgate in Mahogany, where comfortable condo living meets one of Calgary's most sought-after lake communities. This well-designed 1-bedroom, 1-bathroom home offers a functional layout that makes excellent use of the space and is a great option for a first-time buyer, downsizer, investor, or anyone looking to enjoy the Mahogany lifestyle. Step inside to a bright, contemporary interior with an open-concept living area that flows naturally into the kitchen and dining space, creating an inviting setting for everyday living or entertaining. The bedroom provides a comfortable private retreat, while the full bathroom and convenient in-suite laundry add to the practicality of the home. Residents of Sandgate also enjoy excellent building amenities, including a fitness centre and guest suites for visiting family and friends. And then there is the location. Living in Mahogany means enjoying access to a vibrant community built around recreation, connection and convenience. Spend your time exploring the pathways, parks, shops, restaurants and services throughout the neighbourhood, along with the exceptional lifestyle opportunities that make Mahogany such a popular place to call home.