

218, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2342160



\$249,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Sandgate at Mahogany, where an exceptional lake lifestyle meets modern, low-maintenance living in one of Calgary's most sought-after communities. This beautifully designed second-floor 1-bedroom, 1-bathroom condo offers a bright, open-concept layout enhanced by 9' ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and contemporary finishes throughout. The spacious bedroom features a walk-through closet with convenient semi-ensuite access, while in-suite laundry and additional storage add everyday functionality. Step outside to your private balcony overlooking the landscaped courtyard, complete with a gas line for your BBQ and an A/C rough-in for added comfort. Residents enjoy access to a fitness centre and guest suite, along with the convenience of one titled parking stall and pet-friendly living. Best of all, you're just steps from Mahogany's private lake and beaches, scenic pathways, parks, restaurants, cafes, shopping, and the vibrant energy of Westman Village. Whether you're looking for a first home, a low-maintenance lifestyle, or an investment opportunity, this is an excellent chance to own in a truly fantastic lake community. Currently tenant occupied, providing flexibility for investors or future homeowners.