

101, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2346183



\$365,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Sandgate in the award-winning lake community of Mahogany! This bright and spacious ground-floor unit offers 896 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, titled underground parking and assigned storage. The open-concept layout features a modern kitchen with white cabinetry, quartz countertops, stainless steel appliances and a large island with seating, opening seamlessly into the dining and living areas. Large south-facing windows fill the space with natural light, while the living room provides direct access to the covered ground-level patio—offering the added convenience of your own exterior entrance. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the generously sized second bedroom is located near the additional 4-piece bathroom. In-suite laundry and plenty of storage complete the interior. Enjoy all that Mahogany has to offer, including lake access, parks, playgrounds, walking and biking paths, nearby schools, shopping, restaurants and everyday amenities. With immediate possession available, this well-appointed ground-floor home is ready for its next owner. Note: A localized 20-foot section of the exterior walkway sits slightly above the interior floor level.