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GRASSROOTS
REALTY GROUP

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402, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2351245



$499,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 595
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	M-H2
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Lake living at its finest in Mahogany! Ideally positioned on the top floor and offering the added privacy of a corner unit, this beautifully appointed 2-bedroom, 2-bathroom condo combines modern style with comfortable, low-maintenance living. Featuring 1,029 sq. ft. of thoughtfully designed living space, the open-concept layout is filled with natural light from expansive windows and enhanced by high ceilings throughout. The well-appointed kitchen features quartz countertops, abundant cabinetry, stainless steel appliances, and plenty of storage—perfect for everyday living and entertaining. Durable vinyl plank flooring flows through the main living areas, while plush carpeting adds comfort in the bedrooms. Custom closet organizers provide excellent storage and organization. The spacious primary bedroom offers a peaceful retreat with a generous ensuite featuring a soaking tub and walk-in closet. A well-sized second bedroom and full bathroom provide flexibility for guests, family, or a home office. Step onto your private balcony and enjoy your own outdoor space overlooking the surrounding community. Additional features include a titled heated underground parking stall, elevator access, bicycle storage, and pet-friendly living with board approval. Residents enjoy access to the clubhouse and Mahogany’s exceptional amenities, including lake access, parks, playgrounds, tennis courts, schools, shopping, and extensive walking and cycling paths. Turn-key and ready for immediate possession!

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