# \$267,500 - #217, 140 Mahogany Street Se, Calgary

MLS® #A2227097

### \$267,500

1 Bedroom, 1.00 Bathroom, 549 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step Into Comfort & Convenience In The Heart Of Mahogany.

Welcome to your cozy 1-bedroom, 1-bath retreat in the sought-after Sandgate at Mahogany. Located on the 2nd floor, this home offers the perfect balance of accessibility and privacy â€" ideal for first-time buyers, downsizers, or investors.

Inside, you'II find modern finishes throughout â€" from quartz countertops and luxury vinyl plank flooring in the main living area, to brand new Whirlpool stainless steel appliances in the well-designed kitchen with upper cabinets. The open-concept layout flows into your private balcony overlooking the courtyard, perfect for relaxing evenings or weekend BBQs thanks to the built-in gas line.

The bedroom features soft carpeting, a walk-through closet, and direct access to a semi-ensuite bath. Plus, enjoy the bonus of a separate laundry/storage room with stackable washer and dryer â€" a rare and practical feature.

Living at Sandgate means more than just a home â€" it's a lifestyle. Enjoy exclusive access to the Mahogany Beach Club, where you can paddleboard, swim, fish, and unwind by the lake. Walk to nearby parks, beaches, playgrounds, cafes, shops, and fitness studios in vibrant Westman Village. Pet-friendly, close to transit, schools, daycare and everyday







essentials â€" everything you need is truly at your doorstep.

This is more than just a condo. It's your place to live well, right by the lake.

Built in 2025

## **Essential Information**

MLS® # A2227097 Price \$267,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 549
Acres 0.00
Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address #217, 140 Mahogany Street Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 4E1

#### **Amenities**

Amenities Fitness Center, Guest Suite, Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony, Playground, Tennis Court(s)

Construction Cedar, Stucco, Wood Frame

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 27

Zoning M-H2

HOA Fees 416

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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