

# \$275,000 - 109, 140 Mahogany Street Se, Calgary

MLS® #A2232124

**\$275,000**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Live where every day feels like a getaway. Welcome to Sandgate in Mahogany. This ground-floor 1-bedroom, 1-bath unit offers rare direct street access—perfect for pet owners or anyone who values ease and convenience. Inside, enjoy 9'™ knockdown ceilings, quartz countertops, 42"• upper cabinets, Whirlpool stainless steel appliances, and in-suite laundry with extra storage. The kitchen connects to a central dining area and open living space, leading out to a private patio with a BBQ gas line. The spacious bedroom includes a walk-through closet with cheater access to the 4-piece bath. This home is designed for comfort and function, ideal for first-time buyers, downsizers, or investors. The building features a fitness studio, guest suite, and is pet-friendly. Located steps from Mahogany Lake, Westman Village, restaurants, shopping, scenic pathways, dog parks, playgrounds, and Central Park's™ splash pad and community events. The best of lake living is right outside your door.

Built in 2025

## Essential Information

MLS® #	A2232124
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	550
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T2

### Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Courtyard
Construction	Cement Fiber Board, Wood Frame

### Additional Information

Date Listed	June 20th, 2025
Days on Market	6
Zoning	TBD
HOA Fees	416
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.