# \$314,900 - 116, 140 Mahogany Street Se, Calgary

MLS® #A2232349

#### \$314,900

1 Bedroom, 1.00 Bathroom, 701 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Brand New Contemporary Condo in Mahogany Lake â€" Steps to the Beach & Shopping!

Welcome to lakeside living at its finest! This stylish 700 sq ft, 1 bed, 1 bath condo in sought-after Mahogany is brand new, never lived in, and offers the perfect blend of comfort, convenience, and community.

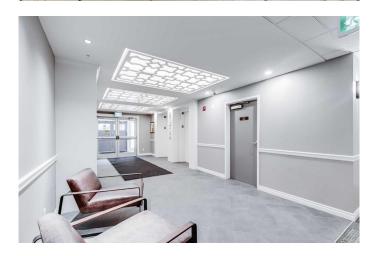
Step into a bright, open-concept space featuring modern vinyl plank flooring, sleek white cabinetry, a central island, and stacked in-suite laundry. The spacious walk-in closet adds practical storage, while the large south-facing patio provides a sunny, private retreatâ€"ideal for morning coffee or relaxing after a day at the lake.

You'II love the underground parking stall for those snowy Calgary winters, and the unbeatable location: just steps to Mahogany's West Beach, where you can swim, paddleboard, kayak, fish in summerâ€"or skate, play hockey, and ice fish in winter. Plus, you're a short walk to over 400,000 sq ft of shopping, restaurants, grocery stores, and Tim Hortons.

Whether you're a first-time buyer, downsizer, or investorâ€"this home has it all. Don't miss your chance to own a slice of lake life in Calgary's #1 lake community!







Built in 2025

#### **Essential Information**

MLS® # A2232349
Price \$314,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 701 Acres 0.00

Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 116, 140 Mahogany Street Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 4E1

#### **Amenities**

Amenities Parking

Parking Spaces 1

Parking Titled, Underground

# of Garages 1

#### Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Baseboard, Natural Gas, Radiant

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Other

Roof Asphalt

Construction Stucco

### **Additional Information**

Date Listed June 19th, 2025

Days on Market 11

Zoning M-H2

HOA Fees 437

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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