

# \$259,900 - #217, 140 Mahogany Street Se, Calgary

MLS® #A2240891

**\$259,900**

1 Bedroom, 1.00 Bathroom, 549 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE JULY 19 1:00PM - 3:00PM

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 – ideal for first-time buyers, downsizers, or investors.

Inside, you'll find modern finishes throughout – 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 – a rare and practical feature.

Living at Sandgate means more than just a home – 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 – 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® #	A2240891
Price	\$259,900
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
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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	July 17th, 2025
Days on Market	11
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
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