

404, 140 Mahogany Street SE

Calgary, Alberta

MLS # A2224276



\$279,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	543 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Natural Gas		Water: -
Floors:	Carpet, Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 329
Basement:	None		LLD: -
Exterior:	Cement Fiber Board, Stucco, Wood Frame		Zoning: M-H2
Foundation:	-		Utilities: -
Features:	Breakfast Bar, Chandelier, Elevator, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wired for Data		
Inclusions:	Window Coverings, Electric Light Fixtures, All Existing Whirlpool Appliances		

Immerse Yourself In This Vibrant Lakeside Community. Welcome To Sandgate At Mahogany Where Everything You Need Is At Your Doorstep. Enjoy Your Top Floor Living With Extra High Ceilings In This 1 Bedroom, 1 Bath Unit. It's Perfect For Downsizers, First Time Buyers & The Savvy Investor. Quartz Countertops Throughout As Well As Luxury Vinyl Plank Floors In The Living/Dining Area Make Cleaning A Breeze. Brand New Whirlpool Stainless Steel Kitchen Appliances With 42" Cabinet Height. Good Size Laundry Room With Stackable Laundry And Ample Storage Space To Spare. Good Sized Bedroom With Carpeting Into Walk-Through Closet Leading To Your Semi-Ensuite Bath. Good size Balcony With Roughed In AC & Gas Line For BBQ Overlooking The Courtyard. Enjoy The Convenience Of Being Surrounded By Mahogany Lakes, Beaches, Parks, As Well As An Abundance Of Boutique Shops, Cafe's, Restaurants, Fitness Studios At Your Doorstep In Westman Village. You'll Have Your Exclusive Membership To Mahogany Beach Club Where You Can Fish, Paddleboard, Swim, Play Tennis And Much More. You'll Have Access To Your Sandgate Community Fitness Studio As Well As Guest Suites In Building 1. This Building Is Also Pet Friendly And Close To Transit, Schools, Groceries, Banking And A Wide Variety Of Franchises Galore. Also, Walking Distance To Playgrounds, Day Care And Dog Parks. Just Pack Your Bags And Move In To Your New Vibrant Lakeside Community.