109, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2232124

$270,000

Division:	Mahogany
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	550 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	1	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 329
Basement:	-	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	TBD
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	NA

** Open House | Saturday, July 12, 2025 from 2:00 PM - 4:00 PM ** 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.