

204, 10 Mahogany Mews SE  
Calgary, Alberta

MLS # A2285562



## \$374,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Wall unit air conditioner

**NEW PRICE REDUCTION!** Welcome to this beautifully maintained 2 bedroom, 2 bathroom corner unit in an unbeatable location. With desirable south facing exposure, this home is filled with natural light throughout the day, creating a warm and inviting atmosphere. The thoughtfully designed layout offers a rare hallway entrance that opens into a bright, open concept living space, creating both privacy and flow. A front entry closet and two additional pantry closets provide exceptional storage, while in unit laundry adds everyday convenience. The primary bedroom features built in shelving within the walk in closet and a private 3 piece ensuite bathroom. Stainless steel appliances were updated in 2019, and air conditioning keeps the space comfortable during the summer months, making this home truly move in ready. Step outside onto the impressive 36 foot south facing balcony with mountain views, an ideal extension of your living space to enjoy a quiet morning coffee or relax in the evening sun. Additional highlights include heated underground parking with a storage locker conveniently located directly in front of the stall, stairwell access just outside the unit, and a private gym within the building. Situated in a vibrant, amenity rich community with shops, dining, schools, and everyday essentials within walking distance, this is condo living at its best. Don't forget that you will have lake access all year round for swimming and skating! A wonderful opportunity to own in a highly sought after neighbourhood.