

\$279,900 - 407, 140 Mahogany Street Se, Calgary

MLS® #A2221812

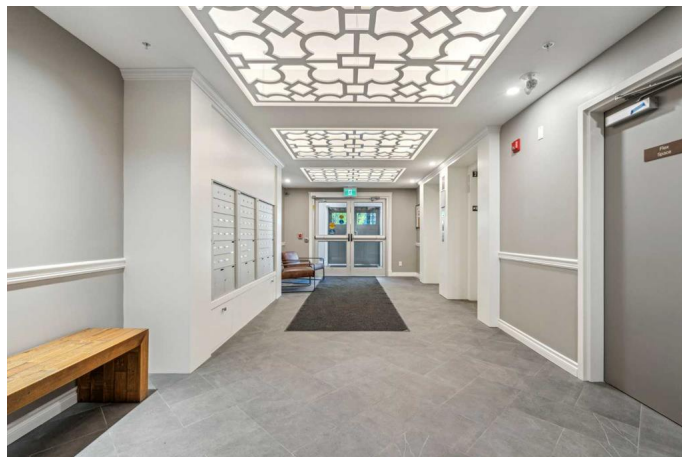
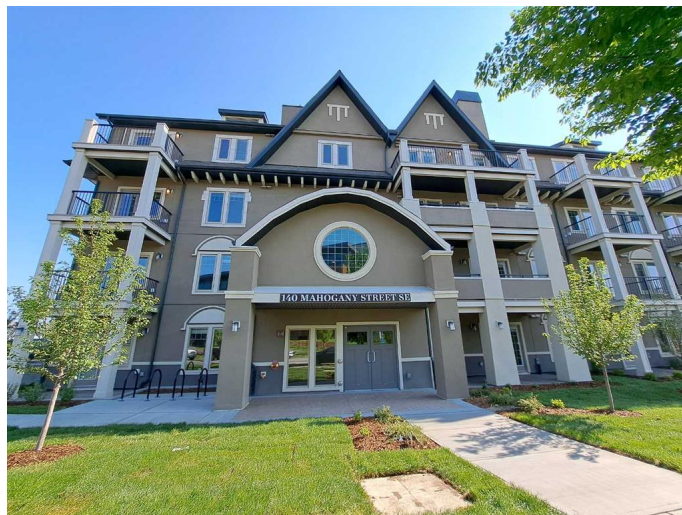
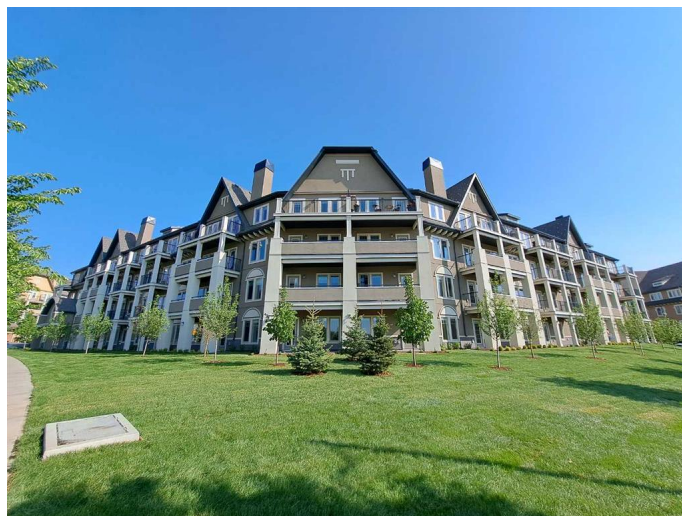
\$279,900

1 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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.

Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2221812 |
| Price | \$279,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 540 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 407, 140 Mahogany Street Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 4E1 |

Amenities

| | |
|----------------|---|
| Amenities | Fitness Center, Parking, Visitor Parking, Guest Suite |
| Parking Spaces | 1 |
| Parking | Stall, Titled, Outside |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Chandelier, Low Flow Plumbing Fixtures, Wired for Data |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range |
| Heating | Baseboard, Natural Gas |
| Cooling | Rough-In |

| | |
|--------------|------|
| Fireplaces | None |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Garden, Outdoor Grill |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Cement Fiber Board |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 30 |
| Zoning | M-H2 |
| HOA Fees | 416 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.