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401, 140 Mahogany Street SE  
Calgary, Alberta

MLS # A2228597

\$395,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Mahogany                           |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 897 sq.ft.                         | Age:   | 2025 (0 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                        |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                              | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                                    | Sewer:     | -      |
| Roof:       | -                                                                                                                      | Condo Fee: | \$ 513 |
| Basement:   | -                                                                                                                      | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Stucco, Wood Frame                                                                                 | Zoning:    | M-H2   |
| Foundation: | -                                                                                                                      | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |            |        |

Inclusions: N/A

NEW! and Exquisite 2 bedroom 2 bathroom Corner Unit Penthouse with Mountain Views and 10 foot ceilings! This new home has an ideal layout with bedrooms on opposite sides and a sunny south and west exposure. Easily the best home in the complex. vinyl plank flooring in all common areas, cozy carpeted bedrooms. Insuite laundry with full size machines. The kitchen has brand new stainless steel whirlpool appliances, quartz countertops with an undermount sink, and sleek modern cabinetry.