

212, 140 Mahogany Street SE  
Calgary, Alberta

MLS # A2243156

**\$380,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

Welcome to your new home in Mahogany - where lake days, coffee dates, and quick strolls to your favourite shops are all part of the package. This brand new 2 bed/2 bath condo with 880+ sqft was just built by Hopewell and has never been lived in. Everything is move-in ready - including window coverings! Inside, it's modern and fresh. White cabinets, black hardware, quartz counters, a big kitchen island, and stylish lighting. The LVP flooring keeps things low-maintenance and good-looking, while both bedrooms have soft carpet to warm things up. Bedrooms are split on opposite sides- ideal if you want a separate space to work, host guests, or zen out with yoga. The primary bedroom has a walk-through closet straight into your private bathroom. The second full bath is right next to the other bedroom - super handy. There's storage everywhere - kitchen pantry, big laundry room, and even a private storage locker in front of your titled underground parking stall. A 21-foot balcony with a gas line invites grill sessions or relaxed morning coffee, and A/C is already roughed in. Live steps from Mahogany Lake, the beach club, trails, groceries, cafe's, and weekend brunch. The Sandgate condo complex is packed with extras too - guest suites for visitors, a big fitness centre, lending library, bike storage, a huge BBQ patio, and the Great Lawn - an open 3,000 sq ft green space with gardens. This is condo life that feels like a real lifestyle upgrade.