

**306, 20 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2276315**



**\$430,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this bright and stylish third-floor corner unit offering approximately 900 sq. ft. of open-concept living. Featuring soaring 9-foot ceilings and expansive floor-to-ceiling windows, the space is filled with natural light and offers partial mountain views, along with beautiful sunrise and sunset vistas. The upscale feel is evident from the moment you enter. The modern white kitchen is thoughtfully designed with sleek quartz countertops, stainless steel appliances, and ample cabinetry—perfect for entertaining or enjoying a quiet night in. The well-planned layout includes two spacious bedrooms located on opposite sides of the unit for added privacy, along with two full bathrooms. The inviting living area is complemented by durable mahogany vinyl flooring throughout. Additional features include in-suite laundry and the added benefit of extra windows exclusive to this corner unit. Ideally located just steps from shopping, transit, and restaurants, this condo is only a 5-minute walk to the lake and beach, 2 minutes to Sobeys, and 5 minutes to the bus stop. Offering modern style, comfort, and unbeatable convenience.