# \$255,000 - 117, 140 Mahogany Street Se, Calgary

MLS® #A2222312

### \$255,000

1 Bedroom, 1.00 Bathroom, 554 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahoganyâ€"where modern comfort meets vibrant, lakeside living. Built by the 2-Time Multi-Family Builder of the Year, this brand-new 1-bedroom unit offers a rare combination of style, convenience, and lifestyle perks that few communities in Calgary can match. From the moment you arrive, you'll appreciate the direct street-level access, making everyday comings and goingsâ€"whether it's walking your dog, grabbing a coffee, or welcoming guestsâ€"effortless and inviting. Inside, you'll find thoughtful details throughout: 1 1/4" quartz countertops in both the kitchen and bathroom, elegant 42" upper cabinets, full stainless steel Whirlpool appliances, and 9-foot knockdown ceilings that add airiness to the open-concept layout. Whether you're cooking, relaxing, or entertaining, the kitchen flows seamlessly into a central dining area and rear lifestyle room that opens to your private patio with BBQ gas lineâ€"perfect for summer evenings. The spacious primary suite includes a walkthrough closet with cheater access to the main 4-piece bath, and there's in-suite laundry with extra storage just off the entry for added convenience. But the real story here is location. Just steps from Westman Village, you'II enjoy boutique shops, restaurants, cafes, fitness studios, and even a jazz clubâ€"right in your backyard. Take a 5-minute stroll to Central Park, Mahogany's newly completed gathering space with green space, splash park, and community events. Or head a





little farther to West Beach for sun, sand, and paddleboarding. Living in Mahogany means 22 km of scenic pathways, two private beaches, playgrounds, dog parks, and the best lake lifestyle Calgary has to offer. This isn't just a homeâ€"it's a lifestyle investment in one of the city's most celebrated communities. Fitness Studio | Guest Suite | Pet-Friendly | Close to Groceries, Transit & Dining. Whether you're a first-time buyer, downsizer, or savvy investor, this is urban lakeside living at its finest.

#### Built in 2025

#### **Essential Information**

MLS® # A2222312 Price \$255,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 554

Acres 0.00

Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 117, 140 Mahogany Street Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 4E1

#### **Amenities**

Amenities Fitness Center, Parking, Visitor Parking

Parking Spaces 1

Parking Stall

Interior

Interior Features Breakfast Bar, No Animal H

**Quartz Counters** 

Appliances Dishwasher, Electric Stove, N

Heating Baseboard, Natural Gas

Cooling Rough-In

# of Stories 4

**Exterior** 

Exterior Features Courtyard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

**Additional Information** 

Date Listed May 17th, 2025

Days on Market 169
Zoning M-H2

HOA Fees 416

HOA Fees Freq. ANN

**Listing Details** 

Listing Office Real Broker

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.

