



GRASSROOTS
REALTY GROUP

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**113, 140 Mahogany Street SE
Calgary, Alberta**

MLS # A2227889



\$384,800

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

BRAND NEW | MAIN FLOOR UNIT | UPGRADED DESIGNER FINISHES | UNDERGROUND PARKING | GYM & GUEST SUITES | LAKE ACCESS. Perfectly positioned just a short walk to Mahogany Lake and steps from Village Market, this brand new main floor condo delivers a turnkey lifestyle in one of Calgary's most desirable lake communities. Offering 867 square feet of well planned space, this 2 bedroom, 2 bathroom home blends contemporary design with everyday functionality. Inside, wide-plank flooring and soft neutral tones create a fresh, airy feel, while designer lighting and stylish finishes add a modern edge. The open concept layout is anchored by a sleek kitchen featuring stainless steel appliances, stone countertops, full-height cabinetry and a centre island with breakfast bar seating, ideal for casual meals or entertaining friends. A dedicated dining space provides room for larger gatherings while the adjacent living area opens directly to a private patio, offering convenient access and incredible indoor/outdoor connectivity. The two-bedroom layout is ideal for flexibility, with the primary suite offering dual walk-through closets leading to a private ensuite, while the second bedroom and full bathroom are thoughtfully positioned on the opposite side of the unit for added privacy. In-suite laundry, heated underground parking and secure storage near the elevator add comfort and convenience. Residents of this thoughtfully designed complex enjoy access to on-site amenities including a fully equipped fitness centre and two guest suites in Building 10, perfect for visiting friends or family. You'll also benefit from full lake privileges, giving you year-round access to the beach club, tennis courts, skating rinks, and scenic wetland pathways. Whether you're walking to coffee, groceries, or lakeside yoga, this vibrant community offers a connected and fulfilling lifestyle!

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