



GRASSROOTS
REALTY GROUP

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**213, 140 Mahogany Street SE
Calgary, Alberta**

MLS # A2228652



\$380,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Brand New! Gorgeous two bedroom, two bath unit with a huge 20'x9' long balcony with secured underground parking in the Lake Community of Mahogany! Modern color palette and design. Luxury vinyl plank flooring. 9 ft ceilings. Beautiful kitchen with quartz countertop, large island eating and stainless steel appliances. Open floorplan with the kitchen being open to the dining area and living space. Light and bright, sunny south balcony (air-conditioning roughed in). Large primary bedroom with walk-through closet with its own ensuite with quartz countertop. Spacious second bedroom that can fit a king bed. In-Suite washer & dryer in a large flex room that can be added storage, pantry or closet space. Blinds are included! Secured underground parking stall #with storage space in front. New home warranty. Onsite amenities to enjoy as the Gym, Bike Storage Room, Library, Two Guest Suites, Communal BBQ's, garden & large green space "The Great Lawn" to enjoy. Pet Friendly Building, (with Board Approval) allowing Up to 2 Pets, Under 35 lbs each. Great location steps to Mahogany Lake! Lake privileges gives you access to the Mahogany Beach Club with Calgary's largest fresh water lake with private sandy beaches offers you year round fun with boating, kayaking, paddle boarding, picnic areas, playgrounds, fishing, and skating in the winter. Over 22+ Kms of scenic wetland walking and bike paths. Fantastic amenities, shops, restaurants, coffee shops and more of Westman Village and Mahogany Village Market. Only a five minute drive to the South Health Campus Hospital. View the 3D Tour (purple house symbol). Fantastic property in an incredible community where you can enjoy lake living in the City! Welcome Home!

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