



**GRASSROOTS**  
REALTY GROUP

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116, 140 Mahogany Street SE  
Calgary, Alberta

MLS # A2232349



**\$314,900**

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Brand New Contemporary Condo in Mahogany Lake &ndash; Steps to the Beach & Shopping! Welcome to lakeside living at its finest! This stylish 700 sq ft, 1 bed, 1 bath condo in sought-after Mahogany is brand new, never lived in, and offers the perfect blend of comfort, convenience, and community. Step into a bright, open-concept space featuring modern vinyl plank flooring, sleek white cabinetry, a central island, and stacked in-suite laundry. The spacious walk-in closet adds practical storage, while the large south-facing patio provides a sunny, private retreat&mdash;ideal for morning coffee or relaxing after a day at the lake. You&rsquo;l love the underground parking stall for those snowy Calgary winters, and the unbeatable location: just steps to Mahogany&rsquo;s West Beach, where you can swim, paddleboard, kayak, fish in summer&mdash;or skate, play hockey, and ice fish in winter. Plus, you're a short walk to over 400,000 sq ft of shopping, restaurants, grocery stores, and Tim Hortons. Whether you're a first-time buyer, downsizer, or investor&mdash;this home has it all. Don&rsquo;t miss your chance to own a slice of lake life in Calgary&rsquo;s #1 lake community!