



**GRASSROOTS**  
REALTY GROUP

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**410, 20 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2240551**



**\$435,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NA

A stunning 2-bedroom, top-floor condo in the vibrant and highly desirable community of Mahogany! A spacious entrance leads to open concept living with luxurious LVP flooring throughout the main living areas and soaring 10 ft ceilings!! The kitchen features new stainless steel appliance, a large pantry and large, sleek kitchen island with granite counter tops overlooking the living room. The primary bedroom features a walkthrough closet with custom built ins and leads to a 3 pc ensuite. The second bedroom, a 4pc bathroom and laundry room complete the space. Enjoy year-round comfort with central air conditioning, and take in the views from the expansive and private balcony—ideal for relaxing or entertaining guests. Lots of amenities include this building including a fitness centre, courtyards and two guest suites for your visitors. Additional amenities include, a bike storage room, underground parking and a private storage directly in front of your stall. This unit includes FULL LAKE ACCESS in the summer months! A fantastic and vibrant community. Don't miss this opportunity and call today for your viewing!