



GRASSROOTS
REALTY GROUP

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301, 30 Mahogany Mews SE
Calgary, Alberta

MLS # A2242422



\$355,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: furnishings could be discussed at an extra price

This is what condo lifestyle is all about! This very walkable location in a complex that is extremely well run with a very active collection of owners that work collaboratively to maintain the obvious outdoor beauty of the grounds. This outstanding 2 bedroom Condo in the much sought after community of Mahogany is located just steps away from so many lovely restaurants, ample shopping, doctors and South Campus. Sandgate boasts some of the finer features found in Condo living, heated underground parking, large underground storage, secure bike storage, well equipped private gym for the residents. A large quiet outdoor area you could host family BBQs. This is a very well managed complex and has a very involved owner group that has worked together to develop a very attractive outdoor space where pride of ownership is evident. Common areas are meticulously maintained. Inside the unit you will appreciate the enviable kitchen space with large peninsula, lovely south facing deck with gas hookup for your bbq. Large master suite and a spacious second bedroom currently being used as an office. Easy to show.. Pets are allowed with board approval . There are 2 guest suites available for your out of town guests.