



GRASSROOTS
REALTY GROUP

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**212, 140 Mahogany Street SE
Calgary, Alberta**

MLS # A2243156



\$380,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in Mahogany - where lake days, coffee dates, and quick strolls to your favourite shops are all part of the package. This brand new 2 bed/2 bath condo with 880+ sqft was just built by Hopewell and has never been lived in. Everything is move-in ready - including window coverings! Inside, it's modern and fresh. White cabinets, black hardware, quartz counters, a big kitchen island, and stylish lighting. The LVP flooring keeps things low-maintenance and good-looking, while both bedrooms have soft carpet to warm things up. Bedrooms are split on opposite sides- ideal if you want a separate space to work, host guests, or zen out with yoga. The primary bedroom has a walk-through closet straight into your private bathroom. The second full bath is right next to the other bedroom - super handy. There's storage everywhere - kitchen pantry, big laundry room, and even a private storage locker in front of your titled underground parking stall. A 21-foot balcony with a gas line invites grill sessions or relaxed morning coffee, and A/C is already roughed in. Live steps from Mahogany Lake, the beach club, trails, groceries, caf  s, and weekend brunch. The Sandgate condo complex is packed with extras too - guest suites for visitors, a big fitness centre, lending library, bike storage, a huge BBQ patio, and the Great Lawn - an open 3,000 sq ft green space with gardens. This is condo life that feels like a real lifestyle upgrade.