



GRASSROOTS
REALTY GROUP

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220, 30 Mahogany Mews SE
Calgary, Alberta

MLS # A2243465



\$415,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	977 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: BBQ

Welcome to Mahogany—Calgary's premier four-season lake community—where every day feels like a vacation. This second-floor, 2-bedroom with 2 full baths 976.79 sq ft corner condo in Sandgate offers immediate possession and a rare combination of comfort, privacy, and lifestyle value, making it ideal for first-time buyers, investors, downsizers, or snowbirds. Tucked into a quiet corner of the building, this thoughtfully designed home features a modern open-concept layout that flows from the upgraded kitchen into the living and dining areas, and outward to your private balcony with gas line—perfect for morning coffee or evening BBQs. Professionally selected builder upgrades enhance the kitchen cabinetry, bathroom finishes, flooring, and more. A full builder option sheet is available upon request. Additional highlights include in-suite laundry, titled underground parking, a secure storage locker, and condo fees that include heat and water—for a simple, low-maintenance lifestyle. Sandgate also offers excellent building amenities including a residents-only fitness centre and guest suites available for booking through the on-site management company—ideal for hosting out-of-town visitors with ease. Step outside and immerse yourself in the unmatched lifestyle Mahogany has to offer. Residents enjoy exclusive access to a 63-acre private lake, with over 20 acres of beachfront, perfect for swimming, paddleboarding, kayaking, or winter skating. The 22,000 sq. ft. Mahogany Beach Club offers indoor amenities, splash parks, fire pits, and a full calendar of year-round community events. Just a short walk away, Mahogany Village Market features boutique shops, cafés, fitness studios, medical services, and essential conveniences. The community is also home to over 265 acres of parks and wetlands, connected by 22 km of

scenic walking and cycling paths, plus nearby schools, playgrounds, and quick access to Stoney Trail, Deerfoot Trail, and the South Health Campus. Whether you're buying to live or invest, this is a move-in-ready opportunity in a high-demand, master-planned community with long-term appeal. Your everyday walk to the beach is just five minutes away—offering the feeling of an exotic escape, right here in Calgary, while enjoying the rhythm of vibrant city life.