



**GRASSROOTS**  
REALTY GROUP

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**116, 10 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2251117**



**\$294,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Superb 1 bedroom unit, with plenty of upgrades , AC, custom made closed shelving, new heat/ac controls, modern and inviting atmosphere, with plenty of natural light, very functional kitchen with quartz counter tops, full size washer & dryer, located in the ground floor this unit offers a private access just from your parking stall in front of the unit. Plenty of amenities in the building and the lake within a walking distance, storage unit (#18) separate from thr unit, a must view.