



GRASSROOTS
REALTY GROUP

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401, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2258055



\$384,999

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

NEW! and Exquisite 2 bedroom 2 bathroom Corner Unit Penthouse with Mountain Views and 10 foot ceilings! This new home has an ideal layout with bedrooms on opposite sides and a sunny south and west exposure. Easily the best home in the complex. vinyl plank flooring in all common areas, cozy carpeted bedrooms. Insuite laundry with full size machines. The kitchen has brand new stainless steel whirlpool appliances, quartz countertops with an undermount sink, and sleek modern cabinetry. One underground parking stall with storage attached. The building offers a gym and bike room storage. Enjoy the benefits of the Beach Club with Lake access as well!