



**GRASSROOTS**  
REALTY GROUP

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201, 20 Mahogany Mews SE  
Calgary, Alberta

MLS # A2261823



**\$410,000**

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this meticulously maintained, luxury 2-bedroom, 2-bath condo in the desirable Sandgate complex of Mahogany, just steps from the beach and lake. Boasting 965 sq.ft. of beautifully designed living space, this south-facing 2nd-floor unit is flooded with natural light and framed by mature trees, offering privacy and a serene sanctuary. Inside, enjoy an open-concept layout connecting the living, dining, and kitchen areas&mdash;perfect for entertaining. The kitchen features white cabinetry, a stainless steel appliance package with an upgraded double stove, and ample built-in storage solutions. Recent updates include new LVP flooring, fresh paint, and an upgraded shower with a sliding glass door in the ensuite. The spacious master suite offers a walk-through closet leading to a stunning 3-piece ensuite, while the second bedroom provides flexibility for guests or a home office. Step out onto the semi-enclosed private balcony, complete with natural gas hookups for summer BBQs. Additional highlights include underground heated titled parking & storage, a fully equipped resident only gym, and a thoughtfully maintained community. This exceptional home combines style, comfort, and convenience&mdash;don't miss this opportunity!