



GRASSROOTS
REALTY GROUP

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218, 10 Mahogany Mews SE
Calgary, Alberta

MLS # A2268069



\$289,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Quartz Counters		

Inclusions: None

Welcome to the PREMIER LAKE COMMUNITY OF MAHOGANY. This BRIGHT 1-bedroom, 4-piece bathroom CONDO features an open-concept design and a convenient walk-through closet that maximizes space and comfort. HIGH CEILINGS, STAINLESS STEEL APPLIANCES, and rich dark cabinetry create a modern, stylish kitchen and living area. FRESHLY PAINTED with NEW LIGHT FIXTURES and NEW CARPET, this unit feels fresh and inviting from the moment you step in. Enjoy the EAST-FACING BALCONY and the exclusive LAKE PRIVILEGES that come with living in this vibrant community. Sandgate also offers a FITNESS ROOM and GUEST SUITES, adding value and convenience for residents and guests alike. Located across from the Mahogany Plaza, you're within easy WALKING DISTANCE TO WEST BEACH at the lake and a full range of amenities, including grocery stores, banks, restaurants, professional services, daycare, WESTMAN VILLAGE, and much more. Just minutes from schools with quick access to Stoney Trail, Mahogany provides abundant lifestyle options and a welcoming community atmosphere. DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFUL CONDO YOUR NEXT HOME OR INVESTMENT PROPERTY!