



**GRASSROOTS**  
REALTY GROUP

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**318, 20 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2272444**



**\$269,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                  |
| <b>Size:</b>     | 609 sq.ft.                          | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | -                                   |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 355 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                    |                   |        |

**Inclusions:** N/A

3rd floor at Mahogany Mews, Lake access. This bright open unit offers a 4pc bath, laundry, kitchen that offers a raised eating bar with quartz counters, living room that has access to the deck & 2 bedrooms. The building also offers a guest suite, fitness room, underground heated titled parking with assigned storage, also visitor parking. Located just a short walk from grocery stores, shops, cafes, and restaurants, bus, hospital & all other amenities. Also Mahogany's incredible amenities await—including scenic pathways, two private beaches, expansive parks, playgrounds, off-leash areas, and beautifully maintained green spaces. If you are looking for a unbeatable lifestyle look no further. Only 355.00 per month condo fees. The 2nd bedroom does not have a window. Click on link to view 3D walk through.