



GRASSROOTS
REALTY GROUP

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**413, 20 Mahogany Mews SE
Calgary, Alberta**

MLS # A2274692

\$319,000



Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	616 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Spice Rack, TV mount in living room

Experience the timeless charm of Voysey Arts and Crafts Old English Architecture in this impeccably maintained, one-owner TOP FLOOR unit—filled with warmth and natural sunlight—located in a well-managed complex in the highly sought-after lake community of Mahogany. This bright two-bedroom home features a 4-piece bathroom, a cozy living room, a bright kitchen, and a private balcony with a gas hook-up overlooking the park. Being on the top floor, it is perfectly positioned away from street noise and traffic. Enjoy a fresh, modern open-concept design with white ceiling-height kitchen cabinets, QUARTZ countertops with a breakfast bar, and neutral laminate flooring for easy maintenance. For added convenience, the in-suite storage and laundry room come equipped with a washer and dryer. The heated underground parkade includes a titled indoor parking stall and an assigned storage unit. The complex also offers excellent amenities such as a fitness centre, guest suite, library, bike storage, and beautiful outdoor gathering spaces for the summer months. Mahogany provides exceptional lifestyle perks: grocery stores, dining, cafés, parks, and pathways all nearby. You’ll also enjoy access to a freshwater lake with a beach club and be within walking distance of 30 hectares of protected natural wetlands. Whether you’re looking for a great investment property or a place to call home, this unit is priced to sell in one of Calgary’s most desirable lake communities.