



**218, 10 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2283432**



**\$254,000**

**Division:** Mahogany

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 550 sq.ft. **Age:** 2017 (9 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 329

**LLD:** -

**Zoning:** M-H2

**Utilities:** -

**Heating:** Baseboard  
**Floors:** Carpet, Laminate  
**Roof:** Asphalt Shingle  
**Basement:** -  
**Exterior:** Stucco, Wood Frame  
**Foundation:** -  
**Features:** Ceiling Fan(s), High Ceilings, Quartz Counters

**Inclusions:** None

Nestled in the PREMIER LAKE COMMUNITY OF MAHOGANY, this BRIGHT, BEAUTIFUL condo is EAST-FACING allowing plenty of NATURAL LIGHT to flood the space. 9-FOOT CEILINGS make it feel SPACIOUS and OPEN, creating a truly comfortable living environment. This condo includes TITLED PARKING, providing you with the convenience of having a dedicated parking spot and an assigned STORAGE LOCKER to provide space for your extra belongings. The location of this condo is truly unbeatable. Situated across from Mahogany Village Market with a variety of shopping, restaurants, and businesses, you'll have everything you need right at your doorstep. SANDGATE amenities include a FITNESS CENTER, perfect for maintaining your workout routines and if you have guests visiting from out of town, the GUEST SUITE is available for their use, providing them with a close, comfortable place to stay while they're in town. This IDEAL LOCATION is WALKING DISTANCE TO WEST BEACH, WESTMAN VILLAGE and is easily accessible via 52 Street, Stoney Trail, and Deerfoot Trail, providing convenient transportation options for commuters. Overall, this 1 bedroom condo is an exceptional opportunity to own a fantastic property in an excellent location, making it an ideal choice for homeowners and investors alike. DON'T MISS THIS ONE!