



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**311, 30 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2283437**



**\$299,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	613 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, 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>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

Lake Living in Mahogany just in time to enjoy summer at the beach...This stylish third floor two bedroom condo offers a functional open layout and timeless finishes, perfectly suited for comfortable everyday living. Inside, you will find high ceilings, neutral tones, ceiling height cabinetry, laminate flooring, quartz countertops, stainless steel appliances, and a spacious counter ideal for hosting or casual dining. Recently updated with brand new carpet and a paint refresh to be completely move in ready for new home owner...The thoughtful floorplan flows seamlessly to a generously sized covered balcony, creating an inviting extension of the living space. Titled underground parking and a separate storage cage complete the package with added convenience. Located in The Sandgate, a well managed, pet friendly building (with board approval), residents enjoy access to welcoming community spaces, a beautifully appointed fitness centre, and visitor guest suites. Just steps from the west beach entrance, this home offers year round access to Mahogany's sought after lake lifestyle, along with nearby shops, restaurants, schools, and green space. We like that you can head out your door for a pizza at Bow Tie Pizza and down the street for fresh pasta and charcuterie at Soffritto OR additional dining, grocery etc is a short stroll from your door step. An excellent opportunity for first time buyers, investors, or those looking to right size while maintaining an exceptional lifestyle in one of Calgary's most desirable lake communities. Don't forget that Mahogany lake living means access to both the Main Beach Club and also the West beach and also enjoy nature strolls around Mahogany's wetlands. We have it all here in Mahogany!