



**118, 10 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2290806**



**\$235,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 547 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <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>       | -                               | <b>Condo Fee:</b> | \$ 377 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame              | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to Sandgate in Mahogany, perfectly situated in the vibrant Mahogany Village Market and just a short walk to the lake. This beautifully maintained 1-bedroom condo looks and feels like new, featuring fresh paint and a clean, modern finish throughout. Inside, you'll find laminate flooring, soaring 10-foot ceilings, quartz countertops, stainless steel appliances, and convenient in-suite laundry. The thoughtfully designed layout also includes a gas line on the private patio for your BBQ, rough-in for air conditioning, a parking stall, and a separate storage locker. Residents of Sandgate enjoy fantastic building amenities, including a fitness centre, guest suite, bike storage, visitor parking, and two elevators for convenience. Mahogany is one of Calgary's most sought-after lake communities, offering year-round activities such as canoeing, fishing, and summer beach days, as well as skating in the winter. Everything you need is close by, with shops, restaurants, coffee spots, parks, playgrounds, schools, and pathways all within walking distance. This exceptional location is also just minutes from South Health Campus Hospital, major transportation routes, and the future LRT line, making it perfect for professionals, first-time buyers, or investors.