



GRASSROOTS
REALTY GROUP

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**214, 140 Mahogany Street SE
Calgary, Alberta**

MLS # A2295494



\$530,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,255 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Enjoy the best of lake living in this beautiful 1,255 sq. ft. condo in the award-winning community of Mahogany. This home is kept in perfect condition and features 2 BEDROOMS, 2 BATHROOMS, AND A PRIVATE DEN. It offers the spacious feel of a full-sized house with all the ease of a modern condo. From the moment you step inside, you will love how bright and airy the rooms feel. The kitchen is the heart of the home. It is a lovely space for hosting a dinner party or enjoying a quiet morning. The kitchen features crisp white cabinets, quartz countertops, stainless steel appliances, a spacious pantry, and a large island that is perfect for cooking or gathering with friends. There is also a flexible den that makes an ideal home office or hobby room, allowing the rest of the home to remain a peaceful place to relax. The primary suite is a true private retreat. It features its own sun-filled BALCONY, a walk-through closet, and a spa-like bathroom with two sinks. A second generously sized bedroom with a full second bathroom provides plenty of comfort and privacy for family or guests. One of the most special features of this home is the rare addition of 2 SOUTH-FACTING BALCONIES. These spaces catch the sun all day long, making them the perfect spot for a morning coffee or an evening BBQ. Living here means you are just steps away from private beaches, the lake, and scenic walking trails, and within walking distance of Westman Village, dining, shopping, and services. This home offers a wonderful chance to enjoy a vacation-like lifestyle every single day.