



**103, 30 MAHOGANY Mews SE**  
**Calgary, Alberta**

**MLS # A2299166**



**\$409,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, 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	<b>Condo Fee:</b>	\$ 513
<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

This 2 bed & 2 bath corner condo unit is built by a 2-time Multi-Family Builder of the year. Sandgate was expertly designed to be rich in character, design & livability, both inside your home & outside. Walking into the home you'll appreciate the updated paint, high ceilings & wide plank laminate flooring. The primary suite has a huge window for light, a good sized walk in closet and an ensuite featuring quartz counters, generous wall cabinet and walk-in shower. The other bedroom features a sunny window for plenty of light & large closet. The incredible kitchen has all that you need, a full stainless steel package and an oversized island. Conveniently located next to the living room is the patio door that leads onto your sunny patio that's perfect for your summer BBQs. The underground parkade with a titled stall and storage is great for those cold winter days. The vibrant community of Mahogany has it all, easy walking distance to all amenities of Westman Village with shops and restaurants, groceries, and more. It is also walking distance to the amazing Mahogany Lake where you'll enjoy the beaches, The Beach Club with tons of activities for the family to enjoy. This location has easy access to both Deerfoot Trail and Stoney Trail. The property is beside the loading zone. What are you waiting for? This could be the Home you have been waiting for!