



GRASSROOTS
REALTY GROUP

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205, 30 Mahogany Mews SE
Calgary, Alberta

MLS # A2149616



\$340,000

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 545 sq.ft. | Age: | 2020 (4 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 325 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: Artificial bamboo trees on the balcony

Welcome to lakeside living in this delightful 2-bedroom, 1-bathroom condo tucked away in the sought-after Mahogany community. The open-concept layout boasts upgraded tall cabinets (42"), stainless steel appliances, and quartz countertops, creating a bright and airy kitchen that flows seamlessly into the cozy living area. The 3-piece bathroom features an upgraded stand-up shower with a glass bypass door. Step outside onto your private oversized balcony, the perfect spot for sipping morning coffee or entertaining guests. Hosting has never been easier with access to two guest suites and a well-equipped fitness center offering various options to stay active. Mahogany's prime location puts you within easy reach of all amenities, including Westman Village and the picturesque Mahogany Lake. Commuting is a breeze with quick access to Stoney and Deerfoot Trail. This move-in ready gem comes with a titled parking stall right outside your door, adding convenience to your daily routine. Embrace the vibrant lake community lifestyle and make this cozy condo your new home.