



**408, 20 Mahogany Mews SE
Calgary, Alberta**

MLS # A2158886



\$329,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	614 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 352
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: NA

Life is best at the lake! Welcome home to this impeccable 2 BR TOP FLOOR condo with CITY & MOUNTAIN views in desirable Sandgate in Mahogany. This award winning lake community with pathways, beaches, parks, walking distance to restaurants, shops, green space, fitness studio, library, and more offers the best of a relaxing lifestyle. Great investment opportunity or a place to call home as this unit gleams with pride of ownership and is move-in ready. Fresh modern open design features bright white kitchen with breakfast bar and quartz counters and laminate flooring, open to living room with access to balcony with gas hook-up. Good size master bedroom. 3-piece bathroom. Second bedroom is also ideal for den/office use. In-suite laundry room and storage. Heated underground parking with titled parking stall. Complex offers gym, library, and two guest suites. Why rent when you can own and live in Calgary's top lake community. 22km of pathways, 2 beaches, a plethora of commercial amenities, green space, playgrounds, pets welcome, a fitness studio, lending library and guest suite. Not just a home, a smart investment and generous lifestyle. Walkable to everything that matters so call for your appointment to view in person.