



GRASSROOTS
REALTY GROUP

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**312, 30 Mahogany Mews SE
Calgary, Alberta**

MLS # A2171500



\$279,999

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 326
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All window coverings, garage door opener, Barbecue

Welcome to this delightful 1-bedroom, 1-bathroom condo nestled in the highly sought-after LAKE community of Mahogany. Upon entering, you'll be welcomed by elegant laminate flooring that flows throughout the main living areas, creating a warm and inviting atmosphere. The open-concept design highlights a contemporary kitchen, featuring sleek stainless steel appliances, a stylish kitchen island, and a handy pantry for all your storage needs. The living area effortlessly transitions to a private balcony, an ideal spot for unwinding outdoors, complete with a BBQ hookup for those summer cookouts. The spacious bedroom boasts a walk-in closet that conveniently connects to a beautifully designed 4-piece bathroom. This condo also includes a TITLED underground parking space, which offers additional storage for your convenience. Residents can take advantage of a variety of amenities, including a fully-equipped gym, cozy library nooks, bike storage, inviting outdoor gathering spaces, and a guest suite for visiting friends and family. Beyond the comforts of your new home, the vibrant Mahogany community provides access to stunning lakes and beaches, a diverse selection of shopping venues, and a wide range of dining options. Experience the perfect combination of modern living and community charm in this exceptional condo! You won't be disappointed.