



GRASSROOTS
REALTY GROUP

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**213, 10 Mahogany Mews SE
Calgary, Alberta**

MLS # A2203250



\$285,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Recreation Facilities, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV wall mount.

\$14,000 Price Reduction! Welcome to Sandgate in Mahogany - Your Gateway to Lakeside Living! Step into this beautifully maintained 1 bed, 1 bath condo nestled in the heart of Mahogany, one of Calgary's most desirable lake communities. Built in 2017 and in fantastic condition, this modern unit offers a perfect blend of style, comfort, and convenience. Enjoy an open concept layout featuring 9-foot ceilings, stainless steel appliances, rock countertops, and sleek laminate plank and tile flooring, with cozy carpet in the bedroom and walk through closet leading to your ensuite. The west facing exposure fills the space with natural sunlight, while the huge private balcony with a natural gas hookup is perfect for summer BBQs. There's also a rough-in for an A/C unit, ready for your future upgrade. The Sandgate building offers an array of amenities, including a fully equipped fitness centre, secure bike storage, a library, and a secured storage locker for your convenience. Residents also enjoy access to short-term rental suites for guests and a BBQ patio area available for larger gatherings through the condo board. Best of all, you'll have exclusive access to Mahogany's private beach, lake, and fishing spots, the ultimate retreat just steps from your door. Located minutes from South Health Campus, major retailers, public transit, schools, and the Seton YMCA, this is lakeside living with all the urban perks. Don't miss this incredible opportunity to own in one of Calgary's premier lake communities!