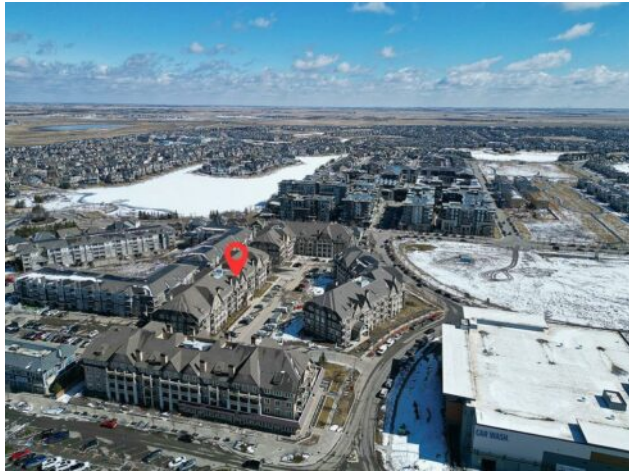




**206, 20 Mahogany Mews SE
Calgary, Alberta**

MLS # A2204425



\$419,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Floating Open Shelves in Kitchen, TV Wall Mount in Living Room, Floating Shelf in Living Room, Floating Shelf in Second bathroom, Floating Shelf in Foyer, Coat Hanger Shelf in Foyer

NW CORNER UNIT | LAKE ACCESS | HEATED UNDERGROUND PARKING + STORAGE LOCKER | LAMINATE FLOORS + TILE THROUGHOUT | 898 SQ FT OF LIVING SPACE (2 BED/2 BATH) | All in “MAHOGANY” – Calgary’s premier lake community, featuring Calgary’s largest freshwater lake, two private beaches, and over 265 acres of parks and wetlands! Enjoy a vibrant, year-round lifestyle with swimming, kayaking, skating, and scenic pathways. The Mahogany Urban Village offers shopping, dining, and essential services, with quick access to South Health Campus, Stoney Trail, and Deerfoot Trail. This beautifully maintained home offers tall ceilings and abundant natural light through extra windows, creating a bright and open feel. The modern kitchen boasts quartz countertops, extended cabinetry, stainless steel appliances, and a large pantry, perfect for entertaining. The open-concept design flows seamlessly into the spacious living and dining areas, leading to a private balcony. The primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom has its own 4-piece bath just beside it, making it ideal for guests, roommates, or a home office. The in-suite laundry and spacious foyer complete the space. Sandgate in Mahogany offers exclusive amenities, including a 1,300 sq. ft. fitness center, rentable guest suites, pet-friendly living, and beautifully landscaped pathways. With Mahogany’s shops, restaurants, and conveniences just steps away, plus lake access and stunning outdoor spaces, this is the perfect opportunity to enjoy the best of lakeside living. Don’t miss out on this exceptional home!