



GRASSROOTS
REALTY GROUP

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404, 30 Mahogany Mews SE
Calgary, Alberta

MLS # A2204767



\$469,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully upgraded top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Mahogany. FEES INCLUDE HEAT AND WATER. Featuring contemporary paint, high ceilings, and wide plank laminate flooring throughout—including both bedrooms, this home offers a modern, airy feel from the moment you walk in. The spacious foyer includes a dedicated laundry room and ample storage. The first bedroom features a bright window and large closet, with the main 4-piece bath just steps away, boasting quartz countertops. The primary suite is a private retreat with a large window, walk-in closet, and a 3-piece ensuite with quartz counters and glass walk-in shower. The open-concept living space is flooded with natural light from multiple windows and includes a spacious living room and a stunning kitchen with a massive island, quartz countertops, and abundant cabinetry—ideal for entertaining. You’ll also appreciate the peaceful balcony with gas hook up, perfect for BBQing and relaxing. The titled underground parking stall and adjacent storage locker are conveniently located in the heated parkade. Located in the vibrant Mahogany community, you’re a short walk to Westman Village’s restaurants and shops, including Chairman’s Steakhouse, The Banquet, and more. Enjoy easy access to the 63-acre Mahogany Lake, where you can swim, paddleboard, fish, skate, or snowshoe seasonally. The Mahogany Beach Club also offers tennis, pickleball, basketball, skate parks, and kilometres of scenic paths. There’s even a nearby off-leash park in Auburn Bay for your pets. With quick access to both Stoney and Deerfoot Trails, getting around the city is a breeze. This one has it all—see it before it’s gone!

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