



**418, 30 Mahogany Mews SE
Calgary, Alberta**

MLS # A2205956



\$329,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this beautifully maintained TOP-FLOOR condo in the heart of Mahogany – where comfort, convenience, and community come together. With HIGH CEILINGS, AIR CONDITIONING, and a WEST-FACING layout, this bright and thoughtfully designed unit is perfect for those seeking easy, low-maintenance living. The OPEN-CONCEPT layout features a sleek kitchen, a cozy living area, and access to a spacious BALCONY – a great spot to relax or enjoy your morning coffee. The primary bedroom is a comfortable retreat with ample closet space, while the second bedroom offers flexibility for a HOME OFFICE, guest room, or extra storage. This secure, AMENITY-RICH building includes; GUEST SUITES for visiting family and friends, a fully equipped FITNESS CENTRE, secure bike storage, heated UNDERGROUND PARKING plus your own separate STORAGE unit. Located in the award-winning lake community of Mahogany, you’ll be just steps from everything you need. Whether it’s grabbing a coffee, picking up groceries, dining at local restaurants, or taking a walk around the scenic wetlands, it’s all right outside your door. And let’s not forget the true crown jewel – EXCLUSIVE ACCESS to Mahogany Lake with sandy beaches, paddleboarding, skating, and more. This is more than a condo – it’s a lifestyle. Whether you’re a first-time buyer, downsizing, or looking for an incredible investment in a highly desirable community, this home checks all the boxes. Don’t miss your chance to live in one of Calgary’s most VIBRANT and amenity-rich neighbourhoods. Come experience all that Mahogany has to offer!