



**GRASSROOTS**  
REALTY GROUP

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202, 30 Mahogany Mews SE  
Calgary, Alberta

MLS # A2211248



**\$374,900**

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

PRICE REDUCED! Step into style and comfort with this stunning 2-bedroom, 1-bath condo located in the heart of the award-winning lake community of Mahogany. Whether you're a first-time home buyer or an investor, this beautiful unit offers the lifestyle you've been looking for &mdash; just steps from Mahogany's scenic lake, beaches, and walking paths. Located directly across from Westman Village, you'll have restaurants, shops, parks, playgrounds, and schools right at your fingertips. This bright and inviting home features 9-foot ceilings, an open-concept layout, and a spacious balcony with a gas line for BBQs, perfect for entertaining or relaxing outdoors. The modern kitchen overlooks the dining and living areas, allowing for effortless everyday living and seamless entertaining. A full 4-piece bathroom, in-suite laundry with extra storage, and central A/C add to the comfort and convenience. Additional highlights include: titled underground heated parking stall, storage unit conveniently located in front of the stall. On-site amenities: a fully equipped gym, cozy library/lounge areas, bike storage, and beautiful outdoor gathering spaces. Enjoy everything Mahogany has to offer &mdash; from lakeside living and lush green spaces to nearby shopping, coffee shops, dining, and transit access. Don't miss your opportunity to own in one of Calgary's most desirable communities. Book your private showing today!