

301, 30 Mahogany Mews SE  
Calgary, Alberta

MLS # A2242422



# \$385,000

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** furnishings could be discussed at an extra price

Come and see this outstanding 2 bedroom Condo in the much sought after community of Mahogany. This stunning unit is located just steps away from so many lovely restaurants, ample shopping, doctors and South Campus. Sandgate boasts some of the finer features found in Condo living, heated underground parking, large underground storage, secure bike storage, well equipped private gym for the residents. A large quiet outdoor area you could host family BBQs. This is a very well managed complex and has a very involved owner group that has worked together to develop a very attractive outdoor space where pride of ownership is evident. Common areas are meticulously maintained. Inside the unit you will appreciate the enviable kitchen space with large peninsula, lovely south facing deck with gas hookup for your bbq. Large master suite and a spacious second bedroom currently being used as an office. Easy to show.. Pets are allowed with board approval . There are 2 guest suites available for your out of town guests.