

301, 10 Mahogany Mews SE  
Calgary, Alberta

MLS # A2253508



## \$285,000

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                         |               |                  |
| <b>Size:</b>     | 610 sq.ft.                                          | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 1                                                   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                                   |               |                  |
| <b>Lot Feat:</b> | -                                                   |               |                  |

|                    |                                                                                                           |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | \$ 355 |
| <b>Basement:</b>   | -                                                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                        | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Electric Fireplace, 2 tv wall mounts

Experience modern comfort and lakeside living in this beautifully updated 1-bedroom, 1-bathroom condo, ideally located in one of Calgary's most desirable lake communities, Mahogany! Built in 2017 and recently refreshed, this home is move-in ready and designed with both style and convenience in mind. The open concept layout features 9-foot ceilings and a bright, inviting atmosphere. The kitchen is equipped with sleek white cabinetry, quartz countertops, stainless steel appliances, a new microwave hood fan, and a breakfast bar for casual dining. Luxury vinyl plank and tile flooring flow throughout the main living spaces, while the bedroom offers soft carpet and a walk-through closet leading directly into the 4-piece bathroom. The living room is a cozy retreat with an electric fireplace, complemented by updated light fixtures and fresh paint throughout. Large windows fill the home with natural light, and the spacious private balcony, complete with a natural gas hookup, is perfect for outdoor dining and summer BBQs. A wall A/C unit provides added comfort year-round. Sandgate offers residents an impressive selection of amenities, including a 1,300 sq.ft. fitness centre, secure bike storage, a library, and a private storage locker. Guests can also take advantage of guests rental suites, and the community patio with BBQ facilities is ideal for larger gatherings. Your titled, heated underground parking stall ensures security and convenience. Living in Mahogany means enjoying exclusive access to the West Beach and the 22,000 sq.ft. Mahogany Beach Club, featuring sandy beaches, a splash park, tennis courts, a fishing pier, gymnasium, and fitness programs. The community also boasts 84 acres of lakefront, 74 acres of wetlands, and over 22 km of scenic pathways for year-round outdoor activities. Everyday essentials are just steps away at Mahogany Village Market, with Sobeys,

Shoppers Drug Mart, Starbucks, and numerous dining and service options. For upscale evenings out, Westman Village offers fine dining at Chairman's Steakhouse and live entertainment at Alvin's Jazz Club. Families will appreciate the close proximity to schools, playgrounds, and parks, while commuters benefit from easy access to 52nd Street, Stoney Trail, and Deerfoot Trail. The South Health Campus, Seton YMCA, and major retailers are only minutes away. This condo is the perfect combination of modern updates, thoughtful amenities, and a vibrant lake lifestyle. Don't miss your opportunity to make Mahogany home.