

317, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2228482



\$270,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	555 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Experience elevated living in the heart of Calgary's award-winning lakeside community of Mahogany. This beautifully designed 1-bedroom, 1-bath third-floor unit in Sandgate offers soaring ceilings, stylish finishes, and a functional layout—ideal for first-time buyers, downsizers, or savvy investors. The kitchen is outfitted with quartz countertops, full-height 42" upper cabinets, and a brand-new Whirlpool stainless steel appliance package. Luxury vinyl plank flooring runs throughout the main living area, while the bedroom features soft carpeting, a walk-through closet, and convenient access to a semi-ensuite bath. Step outside to your spacious south facing balcony, complete with a gas line for BBQs and rough-in for air conditioning. A large laundry room with stackable washer and dryer provides plenty of additional storage space. This pet-friendly building is just steps from Westman Village, where you'll find boutique shops, cafes, restaurants, fitness studios, and everyday essentials. Residents also enjoy access to Sandgate's private fitness studio and guest suites, as well as exclusive membership to the Mahogany Beach Club—offering year-round recreation like swimming, paddle boarding, tennis, and more. With transit, schools, playgrounds, daycare, grocery stores, and dog parks all within walking distance, this vibrant lakeside lifestyle has everything you need at your doorstep. Move-in ready and perfectly located—this is Mahogany living at its finest.