

415, 140 Mahogany Street SE  
Calgary, Alberta

MLS # A2237283



# \$575,000

|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | Mahogany                            |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                  |
| Style:    | Apartment-Single Level Unit         |        |                  |
| Size:     | 1,287 sq.ft.                        | Age:   | 2025 (0 yrs old) |
| Beds:     | 2                                   | Baths: | 2                |
| Garage:   | Parkade, Stall, Titled, Underground |        |                  |
| Lot Size: | -                                   |        |                  |
| Lot Feat: | -                                   |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank  | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 737 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Stucco, Wood Frame   | Zoning:    | M-H2   |
| Foundation: | -  | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |        |
| Inclusions: | N/A  |            |        |

Welcome to Sandgate at Mahogany—where contemporary condo living meets the dynamic energy of Calgary’s premier four-season lake community. This top-floor residence is one of the largest units in the complex, offering a rare combination of size, layout, and style and features 9' ceilings throughout. Featuring 2 bedrooms plus a den and 2 full bathrooms, the thoughtfully designed floor plan ensures privacy with separate bedrooms and expansive central living spaces. Durable vinyl flooring and sleek quartz countertops add a modern touch throughout, while the central kitchen impresses with stainless steel appliances, a spacious island ideal for entertaining, and an oversized walk-in pantry—an unexpected luxury in condo living. The open-concept living and dining area is flanked by two distinct wings. On one side, you’ll find a well-sized bedroom, a versatile den, and a 4-piece bathroom. The spacious primary suite boasts a large walk-in closet and a beautifully appointed 5-piece ensuite with double vanities and a tub/shower combo. This home also features not one but two south-facing balconies, with stunning mountain views and offering abundant natural light and sun-filled outdoor space. Additional highlights include in-suite laundry and a titled underground parking stall for year-round convenience. Sandgate residents enjoy access to premium amenities, including a fully equipped fitness centre, guest suite, and bike storage. Just steps from your door, Mahogany’s renowned lake lifestyle awaits—with a private beach, scenic pathways, wetlands, playgrounds, and year-round recreational opportunities. The community is fully established and walkable, offering schools, grocery stores, restaurants, local shops, and essential services. Whether you’re a first-time buyer, downsizing, or investing, this move-in-ready condo offers an

exceptional opportunity to enjoy space, style, and one of Calgary’s most sought-after communities.