

# \$525,000 - 415, 140 Mahogany Street Se, Calgary

MLS® #A2237283

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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.

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237283          |
| Price          | \$525,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,287             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 415, 140 Mahogany Street Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 4E1                     |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Fitness Center, Guest Suite |
| Parking Spaces | 1                                                                  |

|         |                                     |
|---------|-------------------------------------|
| Parking | Parkade, Stall, Titled, Underground |
|---------|-------------------------------------|

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                  |
| Heating           | Baseboard, Natural Gas                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                       |
| # of Stories      | 4                                                                                                                                              |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                  |
| Construction      | Stucco, Wood Frame, Cement Fiber Board |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 40              |
| Zoning         | M-H2            |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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