

# \$270,000 - 109, 140 Mahogany Street Se, Calgary

MLS® #A2232124

**\$270,000**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* Open House | Saturday, July 26, 2025 from 2:00 PM - 4:00 PM \*\*** Live where every day feels like a getaway. Welcome to Sandgate in Mahogany. This ground-floor 1-bedroom, 1-bath unit offers rare direct street access—perfect for pet owners or anyone who values ease and convenience. Inside, enjoy 9'™ knockdown ceilings, quartz countertops, 42" upper cabinets, Whirlpool stainless steel appliances, and in-suite laundry with extra storage. The kitchen connects to a central dining area and open living space, leading out to a private patio with a BBQ gas line. The spacious bedroom includes a walk-through closet with cheater access to the 4-piece bath. This home is designed for comfort and function, ideal for first-time buyers, downsizers, or investors. The building features a fitness studio, guest suite, and is pet-friendly. Located steps from Mahogany Lake, Westman Village, restaurants, shopping, scenic pathways, dog parks, playgrounds, and Central Park's splash pad and community events. The best of lake living is right outside your door.

Built in 2025

## Essential Information

MLS® # A2232124

Price \$270,000

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 550               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 109, 140 Mahogany Street Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0T2                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Clubhouse, Recreation Facilities |
| Parking Spaces | 1                                |
| Parking        | Stall                            |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                                             |
| Cooling           | None                                                                  |
| # of Stories      | 4                                                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard                      |
| Construction      | Cement Fiber Board, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 37              |
| Zoning         | TBD             |

|                |     |
|----------------|-----|
| HOA Fees       | 416 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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