



416, 30 Mahogany Mews SE  
Calgary, Alberta

MLS # A2301208



**\$408,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Gas Barbeque.

Your opportunity to make your next home in Sandgate, a great condo complex in the highly desirable lake community of Mahogany. This well designed and upgraded 2-bedroom, 2-bathroom corner unit with 900 sq. ft. of living space located on the top floor with a southwest exposure is a rare find. As you approach the unit, you will notice it is located at the end of the wide hallway, being one of 2 units sharing the entire end of the building. Open the door and you will experience the bright crisp freshness of this contemporary home. The 9&rsquo; knock down ceilings, laminate flooring, and 2 closets for plenty of storage are great features. A few steps forward and you will be in the open living area with a 10&rsquo; ceiling and many windows flooding the space with natural light. Take a look at the gourmet kitchen. There is a massive island with breakfast bar, white quartz counter tops, an abundance of upgraded shaker cabinets with tall upper cabinets, soft closing doors and drawers, an abundance of pot drawers with under-mounted rollers, stainless steel appliances and a water purifier. The generous living room opens to the south facing large balcony with gas line and barbeque. A wall mounted air conditioner with separate compressor keeps the living area comfortable on those wonderful summer days. Wide slat venetian blinds throughout the unit provide the option to block out the light and heat. The spacious primary bedroom features a large walk-through closet and a 3-piece en-suite bathroom with quartz counter, tile floor, walk-in shower and a medicine cabinet. On the opposite side of the unit there is a second bedroom located beside a 4-piece bathroom with quartz counter, tile floor and a medicine cabinet. The stacked front-loading washer/dryer complete this wonderful home. Lightly lived in and well maintained, this unit has been professionally repainted in neutral colours and is

move-in ready. There is a titled underground parking stall with a caged storage locker just down the stairwell beside this unit or take a short walk and ride the elevator. The complex offers a bicycle storage room, fitness center in building 10 and 2 guest suites. All this is located within walking distance of the heart of Mahogany with shops, services and all of the lake amenities including a clubhouse, swimming, skating, tennis courts, fishing and so much more. You have easy access to Stoney Trail and only minutes to the South Calgary Health Campus, Brookfield YMCA, public library and the future LRT station. Check it out today!