



GRASSROOTS
REALTY GROUP

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218, 140 Mahogany Street SE
Calgary, Alberta

MLS # A2311236



\$259,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Window Coverings

Welcome to Sandgate at Mahogany, where lake living meets everyday convenience in one of Calgary's most sought after communities. This well-designed second-floor 1-bedroom, 1-bath condo features 9' ceilings, quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and a bright open-concept layout. Enjoy your private balcony overlooking the courtyard, complete with gas line and A/C rough-in. The spacious bedroom includes a walk-through closet with semi-ensuite access, plus convenient in-suite laundry and extra storage. Live just steps from Mahogany's private lake, beaches, scenic pathways, parks, restaurants, cafés, shopping, and the vibrant atmosphere of Westman Village. Residents also enjoy access to a fitness centre, guest suite, pet-friendly living, and 1 titled parking stall. Tenant occupied, offering excellent flexibility for investors or future homeowners looking to be part of Calgary's premier lake community.