

# \$384,800 - 113, 140 Mahogany Street Se, Calgary

MLS® #A2227889

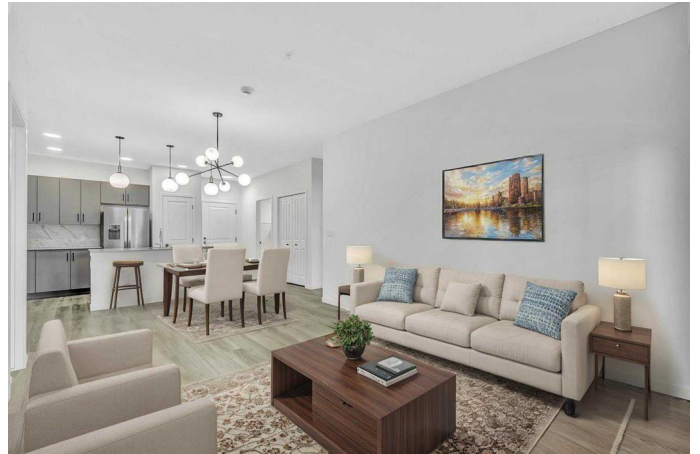
**\$384,800**

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

BRAND NEW | MAIN FLOOR UNIT | UPGRADED DESIGNER FINISHES | UNDERGROUND PARKING | GYM & GUEST SUITES | LAKE ACCESS. Perfectly positioned just a short walk to Mahogany Lake and steps from Village Market, this brand new main floor condo delivers a turnkey lifestyle in one of Calgary's most desirable lake communities. Offering 867 square feet of well planned space, this 2 bedroom, 2 bathroom home blends contemporary design with everyday functionality. Inside, wide-plank flooring and soft neutral tones create a fresh, airy feel, while designer lighting and stylish finishes add a modern edge. The open concept layout is anchored by a sleek kitchen featuring stainless steel appliances, stone countertops, full-height cabinetry and a centre island with breakfast bar seating, ideal for casual meals or entertaining friends. A dedicated dining space provides room for larger gatherings while the adjacent living area opens directly to a private patio, offering convenient access and incredible indoor/outdoor connectivity. The two-bedroom layout is ideal for flexibility, with the primary suite offering dual walk-through closets leading to a private ensuite, while the second bedroom and full bathroom are thoughtfully positioned on the opposite side of the unit for added privacy. In-suite laundry, heated underground parking and secure storage near the elevator add comfort and convenience. Residents of this thoughtfully designed complex enjoy



access to on-site amenities including a fully equipped fitness centre and two guest suites in Building 10, perfect for visiting friends or family. Youâ€™ll also benefit from full lake privileges, giving you year-round access to the beach club, tennis courts, skating rinks, and scenic wetland pathways. Whether you're walking to coffee, groceries, or lakeside yoga, this vibrant community offers a connected and fulfilling lifestyle!

Built in 2025

**Essential Information**

MLS® #	A2227889
Price	\$384,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	113, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H4

**Amenities**

Amenities	Fitness Center, Guest Suite, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame

## Additional Information

Date Listed	June 5th, 2025
Days on Market	15
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

## Listing Details

Listing Office	LPT Realty
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