

\$270,000 - 317, 140 Mahogany Street Se, Calgary

MLS® #A2228482

\$270,000

1 Bedroom, 1.00 Bathroom, 555 sqft

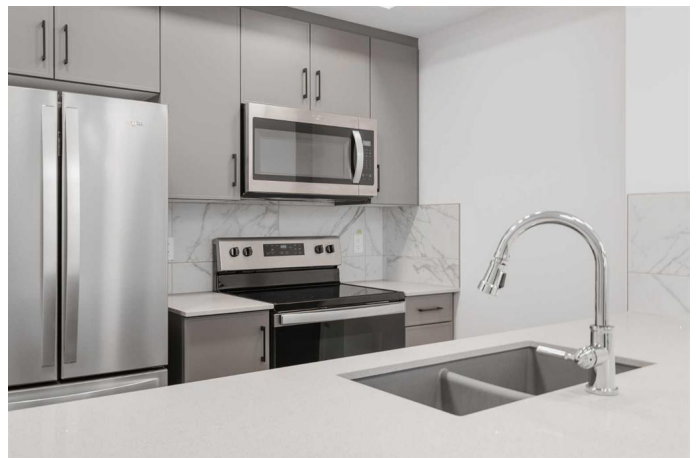
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience elevated living in the heart of Calgaryâ€™s award-winning lakeside community of Mahogany. This beautifully designed 1-bedroom, 1-bath third-floor unit in Sandgate offers soaring ceilings, stylish finishes, and a functional layoutâ€™ideal for first-time buyers, downsizers, or savvy investors. The kitchen is outfitted with quartz countertops, full-height 42" upper cabinets, and a brand-new Whirlpool stainless steel appliance package. Luxury vinyl plank flooring runs throughout the main living area, while the bedroom features soft carpeting, a walk-through closet, and convenient access to a semi-ensuite bath.

Step outside to your spacious south facing balcony, complete with a gas line for BBQs and rough-in for air conditioning. A large laundry room with stackable washer and dryer provides plenty of additional storage space. This pet-friendly building is just steps from Westman Village, where you'll find boutique shops, cafes, restaurants, fitness studios, and everyday essentials. Residents also enjoy access to Sandgateâ€™s private fitness studio and guest suites, as well as exclusive membership to the Mahogany Beach Clubâ€™offering year-round recreation like swimming, paddle boarding, tennis, and more.

With transit, schools, playgrounds, daycare, grocery stores, and dog parks all within walking distance, this vibrant lakeside lifestyle



has everything you need at your doorstep.
Move-in ready and perfectly locatedâ€™this is
Mahogany living at its finest.

Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2228482 |
| Price | \$270,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 555 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 317, 140 Mahogany Street Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 4E1 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |

| | |
|--------------|----------|
| Cooling | Rough-In |
| # of Stories | 4 |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 12 |
| Zoning | M-H2 |
| HOA Fees | 416 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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