

**306, 140 Mahogany Street SE  
Calgary, Alberta**

**MLS # A2228600**



**\$575,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 724
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*3 BEDROOM UNIT, IN-SUITE LAUNDRY, TITLED PARKING\*\*** Welcome to Sandgate in Mahogany—where modern condo living meets the vibrant lifestyle of Calgary’s premier 4-season lake community. This beautifully designed 3-bedroom, 2-bathroom unit is among the largest in the complex, and offers an ideal layout for both comfort and privacy, with thoughtfully separated bedrooms and spacious central living areas. Inside, you’ll find durable vinyl flooring and stylish quartz countertops throughout, giving the home a fresh, contemporary feel. The central kitchen features stainless steel appliances, a large central island for prepping and entertaining, and a surprisingly large walk-in pantry, especially for a condo—perfect for those who love to cook or stock up. The open-concept living and dining area is flanked by two wings: one with two well-sized bedrooms and a central 4-piece bathroom, and the other with a generously sized primary suite. The primary retreat includes a large walk-in closet and a 5-piece ensuite with double vanities and a tub/shower combo. In-suite laundry adds everyday convenience, and a titled underground parking stall means your vehicle stays secure and warm year-round. Sandgate features amenities including a fully equipped fitness centre, bike storage, and guest suite. Beyond your door, the best of Mahogany awaits. Enjoy access to the private beach just a short stroll away, plus pathways, wetlands, playgrounds, and year-round lake activities. The community is fully established with schools, grocery stores, local shops, restaurants, and professional services—all just minutes from your door. Whether you’re downsizing, upsizing, or looking for a smart investment, this move-in-ready condo offers the perfect blend of space, style, and location. Come experience the best of lake living in Mahogany!