

119, 20 Mahogany Mews SE  
Calgary, Alberta

MLS # A2256074



## \$410,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 966 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                               | <b>Condo Fee:</b> | \$ 553 |
| <b>Basement:</b>   | -                                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                            | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks |                   |        |

**Inclusions:** Wall lamps in primary bedroom, TV Mounts x 3, Wall attached Nightstands in Primary Bedroom, Wardrobe in Primary Bedroom, Wall shelf in Living Room

This gorgeous open concept 2 bed/2 bath condo, with tasteful finishings & ideal private patio entrance, in the award winning community of Mahogany is a must see! Walking into the light & bright main living area, you'll appreciate the high ceilings, beautiful light fixtures & easy maintenance laminate flooring. The kitchen is an entertainer's dream, featuring a HUGE island, loads of warm taupe full height cabinetry for plenty of storage, quartz counters, and separate pantry, perfect for hosting family gatherings or enjoying a lazy Sunday brunch. The living/dining area features lots of space for gathering together, and leads out the separate entry French door to your peaceful patio, to enjoy warm summer evenings. The primary bedroom features large windows, thoughtfully finished with wall mounted night stands & wall lamps, an additional large wardrobe for storage PLUS 2 additional large closets. The 3 pc ensuite w/matching cabinetry has a good sized vanity & large easy maintenance walk in shower. The second good sized bedroom also features large windows & new ceiling fan. The second 4pc bath features matching vanity and an additional wall mounted cabinet for storage. The in-unit laundry & storage room complete the unit. For parking, you have a titled heated underground stall PLUS additional cage storage at the front of the stall. The complex has a gym space, & guest suites (in building 10) & peaceful library on the second floor of building 20. The unit is an easy walk to urban village shops, featuring restaurants (such as Chairman's Steak House, State & Main and The Banquet), groceries & services. The gorgeous 62 acre Lake Mahogany is a stroll away, with its' private Beach Club for all your four season activities, plus a 74 acre wetlands area & many km's of bike paths, numerous parks and playgrounds. Easy access to both the South Calgary Health Campus, as well as

Stoney Trail, make getting around the city a breeze. This truly is the perfect walkable location where you can live/work/play with ease!  
Book your viewing today!