

# \$575,000 - 415, 140 Mahogany Street Se, Calgary

MLS® #A2237283

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahoganyâ€™ where contemporary condo living meets the dynamic energy of Calgaryâ€™s premier four-season lake community. This top-floor residence is one of the largest units in the complex, offering a rare combination of size, layout, and style and features 9' ceilings throughout. Featuring 2 bedrooms plus a den and 2 full bathrooms, the thoughtfully designed floor plan ensures privacy with separate bedrooms and expansive central living spaces. Durable vinyl flooring and sleek quartz countertops add a modern touch throughout, while the central kitchen impresses with stainless steel appliances, a spacious island ideal for entertaining, and an oversized walk-in pantryâ€™an unexpected luxury in condo living. The open-concept living and dining area is flanked by two distinct wings. On one side, youâ€™ll find a well-sized bedroom, a versatile den, and a 4-piece bathroom. The spacious primary suite boasts a large walk-in closet and a beautifully appointed 5-piece ensuite with double vanities and a tub/shower combo. This home also features not one but two south-facing balconies, with stunning mountain views and offering abundant natural light and sun-filled outdoor space. Additional highlights include in-suite laundry and a titled underground parking stall for year-round convenience. Sandgate residents enjoy access to premium amenities, including a fully equipped fitness centre, guest suite, and bike storage. Just steps from your door,



Mahogany’s renowned lake lifestyle awaits”with a private beach, scenic pathways, wetlands, playgrounds, and year-round recreational opportunities. The community is fully established and walkable, offering schools, grocery stores, restaurants, local shops, and essential services. Whether you’re a first-time buyer, downsizing, or investing, this move-in-ready condo offers an exceptional opportunity to enjoy space, style, and one of Calgary’s most sought-after communities.

Built in 2025

**Essential Information**

MLS® #	A2237283
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,287
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	415, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

**Amenities**

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

Parking	Parkade, Stall, Titled, Underground
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## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, 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	July 16th, 2025
Days on Market	4
Zoning	M-H2
HOA Fees	437
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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