

**112, 140 Mahogany Street**  
**Calgary, Alberta**
**MLS # A2230286**

**\$359,990**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

Step into elevated living in this brand new, beautifully designed 2-bedroom, 2-bathroom corner condo at Sandgate in Mahogany & Calgary's premier lake community. Spanning 863sqft, this smartly laid-out home offers upscale finishes, thoughtful upgrades, and an unbeatable lifestyle. **Natural Light & Style:** Wrapped in oversized windows, this unit is drenched in natural light, enhanced by designer window coverings already in place. **Luxury vinyl plank (LVP) flooring** flows through the main living areas for style and durability, while plush carpet in the bedrooms adds a cozy touch. **A Kitchen That Wows:** The kitchen is a showstopper, featuring an oversized island, quartz countertops, sleek black hardware, and upgraded lighting. Whether you love to cook or entertain, this space is equal parts functional and stunning. **Perfectly Private Bedrooms:** With a split-bedroom layout, privacy is built in. The primary suite boasts a large walk-through closet leading into a modern ensuite. The second bedroom is ideally positioned next to a full bath & perfect for guests, roommates, or a home office. **Extra Perks:** In-suite washer & dryer, a generous pantry, multiple closets, plus a storage locker directly in front of your titled underground parking stall make daily life seamless. The private balcony includes a built-in gas line & ready for summer BBQs & A/C is roughed-in for future comfort. **Unmatched Community Amenities:** Living at Sandgate means more than just a beautiful home & it's a lifestyle. Enjoy a 1,300 sqft fitness centre, guest suites, a library, bike storage, communal BBQ areas, and The Great Lawn & a lush 3,000 sqft green space for outdoor relaxation. **Lake Life, All Year Round:** Situated along 85 acres of private beachfront, you'll have year-round access to Mahogany Lake, beaches, paddle boarding, skating, and more.

Plus, with 22+ kms of pathways, and quick access to Westman Village and Mahogany Village Market, everything you need is just steps from home. Ideal Location: Only 30 minutes from downtown Calgary, with easy access to Highways 2 and 201, future LRT access, and proximity to top employers and universities – Sandgate combines tranquility with urban convenience. Built by a five-time Developer of the Year award winner, you can buy with confidence knowing your home is backed by a strong legacy of quality and innovation.