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310, 20 Mahogany Mews SE Calgary, Alberta

MLS # A2261337



\$389,900

Division: Mahogany Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 968 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: Garage: Garage Door Opener, Heated Garage, Secured, Titled, Underground Lot Size: Lot Feat:

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SAT. OCT 25th 2-4pm *Welcome to your new home in Sandgate at Mahogany, located in one of Calgary's most vibrant and amenity-rich lake communities. This beautifully designed two-bedroom, two-bathroom condo offers a perfect blend of comfort, style, and functionality—ideal for homeowners and investors alike. Inside, you'll find a spacious kitchen outfitted with sleek white 42" raised cabinets, elegant 1.25" quartz countertops, an oversized island with ample seating opportunities, stainless steel appliances including induction stove, and a garburator for added convenience. The kitchen opens into a thoughtfully laid-out living area that separates the two bedrooms—offering privacy and flexibility whether you're hosting guests, working from home, or sharing the space. The primary bedroom features a walk-through closet that leads into a private three-piece ensuite complete with a glass shower. The second bedroom is located adjacent to a full four-piece bathroom, perfect for guests or family. Luxury vinyl plank flooring runs throughout the main living spaces, and a dedicated laundry room with built-in pantry-style storage adds to the overall functionality. For year-round comfort, the unit includes air conditioning. Step outside to a large, north-facing covered balcony surrounded by mature trees, providing natural privacy and a peaceful place to relax. The balcony is equipped with a gas line for your BBQ, and the patio door features blinds encased in glass as well as a retractable screen—combining practicality with comfort. A titled underground parking stall is also included for added convenience. Located just a short walk from grocery stores, shops, cafes, and restaurants, this home offers unbeatable access to everyday essentials. And beyond your front door, Mahogany's incredible amenities await—including

spaces. As a resident of Sandga policies—all in a building lifestyle. Don't miss your	designed with character, q	uality, and livability in min	nd. This isn't just a hom	pet-friendly ne—it's a

22 kilometers of scenic pathways, two private beaches, expansive parks, playgrounds, off-leash areas, and beautifully maintained green