

**310, 20 Mahogany Mews SE**  
**Calgary, Alberta**
**MLS # A2261337**

**\$400,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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 22 kilometers of scenic

pathways, two private beaches, expansive parks, playgrounds, off-leash areas, and beautifully maintained green spaces. As a resident of Sandgate, you'll also enjoy access to a fitness studio, a lending library, guest suite, and pet-friendly policies—all in a building designed with character, quality, and livability in mind. This isn't just a home—it's a lifestyle. Don't miss your opportunity to own in one of Calgary's most desirable lake communities.