

**418, 10 Mahogany Mews SE**  
**Calgary, Alberta**
**MLS # A2210920**

**\$280,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	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>	-	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Step into stylish lakeside living with this beautifully appointed top-floor 1-bedroom, 1-bathroom condo located in the award-winning community of Mahogany. From the moment you enter, rich laminate flooring flows throughout the main living space, setting the tone for a welcoming and comfortable ambiance. The open-concept layout showcases a modern kitchen complete with gleaming stainless steel appliances and a chic center island. Located on the top floor, this unit offers added privacy, quiet, and enhanced views. The bright living area extends seamlessly to your private balcony—perfect for relaxing outdoors or hosting summer BBQs, with a convenient gas hookup ready to go. The generously sized bedroom features a walk-through closet that connects directly to a stylish 4-piece bathroom, offering both function and flair. This thoughtfully designed condo also includes a TITLED underground parking stall with additional storage space for added convenience. As a resident, you’ll enjoy a wide array of amenities: a fully outfitted fitness center, quiet reading nooks, bike storage, landscaped outdoor social areas, and a guest suite ideal for hosting friends or family. Beyond your front door, the vibrant Mahogany community delivers an unmatched lifestyle, offering pristine lakes and sandy beaches, scenic walking paths, charming local boutiques, and an exciting culinary scene. Whether you're a first-time buyer, downsizer, or investor, this top-floor gem is a standout choice. Come experience the perfect blend of modern comfort and lakeside charm—this one is not to be missed!