

# \$525,000 - 415, 140 Mahogany Street Se, Calgary

MLS® #A2237283

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahogany™ where contemporary condo living meets the dynamic energy of Calgary™'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 pantry™ an unexpected luxury in condo living. The open-concept living and dining area is flanked by two distinct wings. On one side, you™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          | \$525,000         |
| 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, Parking, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                  |

|         |                                     |
|---------|-------------------------------------|
| Parking | Parkade, Stall, Underground, Titled |
|---------|-------------------------------------|

## 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      | Stucco, Wood Frame, Cement Fiber Board |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 49              |
| Zoning         | M-H2            |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.