

# \$375,000 - 301, 30 Mahogany Mews Se, Calgary

MLS® #A2242422

**\$375,000**

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

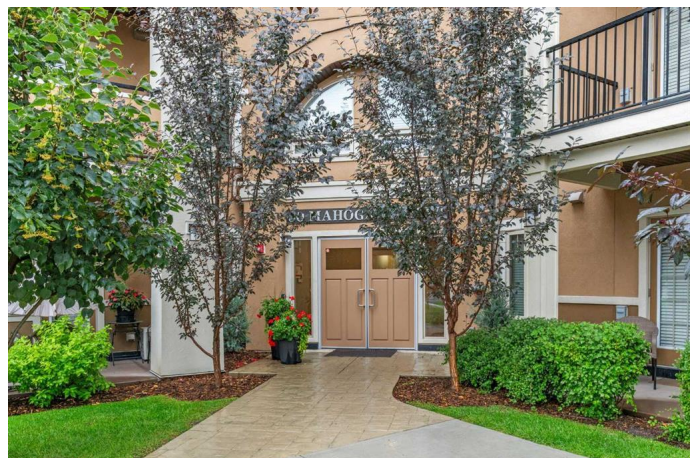
Mahogany, Calgary, Alberta

Come and see this outstanding 2 bedroom Condo in the much sought after community of Mahogany. This stunning unit is located just steps away from so many lovely restaurants, ample shopping, doctors and South Campus. Sandgate boasts some of the finer features found in Condo living, heated underground parking, large underground storage, secure bike storage, well equipped private gym for the residents. A large quiet outdoor area you could host family BBQs. This is a very well managed complex and has a very involved owner group that has worked together to develop a very attractive outdoor space where pride of ownership is evident. Common areas are meticulously maintained. Inside the unit you will appreciate the enviable kitchen space with large peninsula, lovely south facing deck with gas hookup for your bbq. Large master suite and a spacious second bedroom currently being used as an office. Easy to show.. Pets are allowed with board approval . There are 2 guest suites available for your out of town guests.

Built in 2020

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242422  |
| Price     | \$375,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 908               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 301, 30 Mahogany Mews Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3H4                  |

### Amenities

|                |                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Bicycle Storage, Clubhouse, Community Gardens, Gazebo, Guest Suite, Picnic Area |
| Parking Spaces | 1                                                                                                                                                                              |
| Parking        | Parkade                                                                                                                                                                        |
| # of Garages   | 1                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Elevator                                               |
| Appliances        | Central Air Conditioner, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range, ENERGY STAR Qualified Dishwasher, Washer/Dryer Stacked |
| Heating           | Baseboard, Boiler                                                                                                                                                      |
| Cooling           | Sep. HVAC Units                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                                      |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage, Courtyard, Outdoor Grill |
| Construction      | Composite Siding, Wood Frame                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 23              |
| Zoning         | M-H2            |
| HOA Fees       | 416             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office           MaxWell Capital Realty

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