\$257,500 - #217, 140 Mahogany Street Se, Calgary

MLS® #A2262582

\$257,500

1 Bedroom, 1.00 Bathroom, 549 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step Into Comfort & Convenience In The Heart Of Mahogany.

Welcome to your cozy 1-bedroom, 1-bath retreat in the sought-after Sandgate at Mahogany. Located on the 2nd floor, this home offers the perfect balance of accessibility and privacy â€" ideal for first-time buyers, downsizers, or investors.

Inside, you'II find modern finishes throughout â€" from quartz countertops and luxury vinyl plank flooring in the main living area, to brand new Whirlpool stainless steel appliances in the well-designed kitchen with upper cabinets. The open-concept layout flows into your private balcony overlooking the courtyard, perfect for relaxing evenings or weekend BBQs thanks to the built-in gas line.

The bedroom features soft carpeting, a walk-through closet, and direct access to a semi-ensuite bath. Plus, enjoy the bonus of a separate laundry/storage room with stackable washer and dryer â€" a rare and practical feature.

Living at Sandgate means more than just a home â€" it's a lifestyle. Enjoy exclusive access to the Mahogany Beach Club, where you can paddleboard, swim, fish, and unwind by the lake. Walk to nearby parks, beaches, playgrounds, cafes, shops, and fitness studios in vibrant Westman Village. Pet-friendly, close to transit, schools, daycare and everyday







essentials â€" everything you need is truly at your doorstep.

This is more than just a condo. It's your place to live well, right by the lake.

Built in 2025

Essential Information

MLS® # A2262582 Price \$257,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 549
Acres 0.00
Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address #217, 140 Mahogany Street Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 4E1

Amenities

Amenities Fitness Center, Visitor Parking, Guest Suite

Parking Spaces 1

Parking Stall

Interior

Interior Features Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, Playground, Tennis Court(s)

Construction Stucco, Wood Frame, Cedar

Additional Information

Date Listed October 6th, 2025

Days on Market 27

Zoning M-H2

HOA Fees 416

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.