

**403, 140 Mahogany Street SE**  
**Calgary, Alberta**

**MLS # A2233564**



**\$314,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 646 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 382 |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                               | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to Sandgate at Mahogany—where elevated living, thoughtful design, and a vibrant community come together. Built by the 2-Time Multi-Family Builder of the Year, this stunning top-floor 1-bedroom plus den unit offers the perfect blend of comfort, style, and functionality in one of Calgary's most sought-after lake communities. Located on the top floor with 10' ceiling height, this unit provides the peace and quiet you're looking for, along with an expansive private deck that's perfect for morning coffee, evening relaxation, or entertaining friends with a summer BBQ. Inside, the open-concept layout is bright and airy, with 10-foot knockdown ceilings and large windows that fill the space with natural light. The kitchen is designed for both beauty and function, featuring 1 1/4" quartz countertops, extended upper cabinets, stainless steel Whirlpool appliances, and a central island that seamlessly connects to the dining area and spacious living room. Whether you're hosting or enjoying a quiet night in, this layout offers flexibility for any lifestyle. Adding to the appeal is a dedicated den just off the living space—perfect for a home office, study area, or cozy reading nook. The generous primary bedroom includes a walkthrough closet with convenient cheater access to the stylish 4-piece bathroom. You'll also appreciate the in-suite laundry and additional storage at the entry, making everyday living easy and organized. Beyond your door, Sandgate at Mahogany offers an incredible lifestyle. You'll be just steps to Westman Village, where boutique shops, cafes, restaurants, fitness studios, and even a jazz club await. Enjoy 22 km of scenic pathways, two private beaches, dog parks, playgrounds, and Mahogany's signature lake—offering swimming, paddleboarding, and year-round community events.

Whether you’re a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish, low-maintenance home in Calgary’s premier lake community.