$575,000 - 415, 140 Mahogany Street Se, Calgary

MLS® #A2237283

$575,000

2 Bedroom, 2.00 Bathroom, 1,287 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahoganyâ€"where contemporary condo living meets the dynamic energy of Calgaryâ€™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 pantryâ€"an unexpected luxury in condo living. The open-concept living and dining area is flanked by two distinct wings. On one side, youâ€™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	$575,000
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, Guest Suite, Parking, Visitor Parking
Parking Spaces	1

Parking	Parkade, Stall, Titled, Underground

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	Cement Fiber Board, Stucco, Wood Frame

Additional Information

Date Listed	July 16th, 2025
Days on Market	5
Zoning	M-H2
HOA Fees	437
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker