

# \$299,900 - 116, 140 Mahogany Street Se, Calgary

MLS® #A2232349

**\$299,900**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Brand New Contemporary Condo in Mahogany Lake – Steps to the Beach & Shopping!

Welcome to lakeside living at its finest! This stylish 700 sq ft, 1 bed, 1 bath condo in sought-after Mahogany is brand new, never lived in, and offers the perfect blend of comfort, convenience, and community.

Step into a bright, open-concept space featuring modern vinyl plank flooring, sleek white cabinetry, a central island, and stacked in-suite laundry. The spacious walk-in closet adds practical storage, while the large south-facing patio provides a sunny, private retreat—ideal for morning coffee or relaxing after a day at the lake.

You™ll love the underground parking stall for those snowy Calgary winters, and the unbeatable location: just steps to Mahogany™s West Beach, where you can swim, paddleboard, kayak, fish in summer—or skate, play hockey, and ice fish in winter. Plus, you're a short walk to over 400,000 sq ft of shopping, restaurants, grocery stores, and Tim Hortons.

Whether you're a first-time buyer, downsizer, or investor—this home has it all. Don™t miss your chance to own a slice of lake life in Calgary™s #1 lake community!

Built in 2025



## Essential Information

MLS® #	A2232349
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	116, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas, Radiant
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Other
Roof	Asphalt

Construction                Stucco

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        37  
Zoning                    M-H2  
HOA Fees                437  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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