

# \$314,900 - 403, 140 Mahogany Street Se, Calgary

MLS® #A2233564

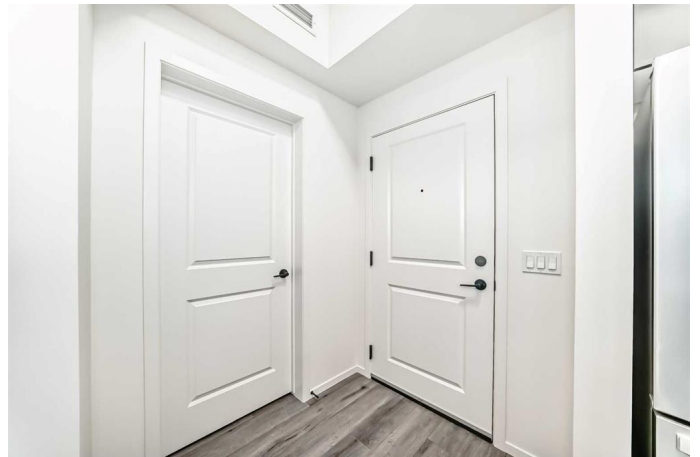
**\$314,900**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahoganyâ€”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 Calgaryâ€™s most sought-after lake communities. Located on the top floor with 10' ceiling height, this unit provides the peace and quiet youâ€™re looking for, along with an expansive private deck thatâ€™s perfect for morning coffee, evening relaxation, or entertaining friends with a summer BBQ. Inside, the open-concept layout is bright and airy, with 9-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 youâ€™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 spaceâ€”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. Youâ€™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. Youâ€™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 Mahoganyâ€™s signature lakeâ€”offering swimming, paddleboarding, and year-round community events. Whether youâ€™re a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish, low-maintenance home in Calgaryâ€™s premier lake community.

Built in 2025

**Essential Information**

MLS® #	A2233564
Price	\$314,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	403, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

**Amenities**

Amenities	Fitness Center, Parking, Visitor Parking
Parking Spaces	1

Parking	Stall, Titled
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### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	3
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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