## \$399,900 - 312, 20 Mahogany Mews Se, Calgary

MLS® #A2210785

#### \$399,900

2 Bedroom, 2.00 Bathroom, 963 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate of Mahogany Lake. Fabulous 2 bed + 2 Bath air-conditioned home with high 9' ceilings - Perfect for casual living and entertaining, this California split design plan was designed in the great room style, with the living room, dining area, and kitchen openly communicating. A showpiece kitchen features high-end modern white cabinets, granite countertops, a central island with an undermount stainless steel sink & a breakfast bar & upgraded stainless steel appliances. A spacious & bright living room includes large picture windows and quick access to the covered 9' x 6' balcony - It's BBQ time with a gas line. Views of the central tree-lined linear courtyard - listen to the birds. 2 baths & 2 large bedrooms are privately located on each side of the living area and include closets. The primary bedroom is a private 3-piece ensuite with a large shower and walk-through closet. Terrific amenity center - Live healthy with Sandgate's 1,300 sf. Onsite fitness center. With a range of cardio & strength training equipment. Bonus: Luxury wide plank laminate flooring, extra storage, titled indoor parking & more! Quick Possession date is available.



# #312, 20 MAHOGANY MEWS SE RECAMEASUREMENT STANDARD - CALGARY, AB MAIN LEVEL (AG) - 963.09 Sq.Ft / 89.47 m² TOTAL ABOVE GRADE RMS SIZE - 963.09 Sq.Ft. / 89.47 m²





Built in 2016

#### **Essential Information**

MLS® # A2210785 Price \$399,900 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 963

Acres 0.00

Year Built 2016

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

#### **Community Information**

Address 312, 20 Mahogany Mews Se

Subdivision Mahogany

City Calgary

County Calgary

Province Alberta

Postal Code T3M 2W8

#### **Amenities**

Amenities Fitness Center, Guest Suite, Parking, Recreation Room, Snow Removal,

Trash, Visitor Parking

Parking Spaces 1

Parking Titled, Underground

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In

Closet(s)

Appliances Central Air Conditioner, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Natural Gas

Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard, Lighting

Roof Asphalt Shingle

Construction Metal Siding, Stone, Stucco, Wood Frame

#### **Additional Information**

Date Listed April 11th, 2025

Days on Market 18

Zoning M-H2

HOA Fees 428

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jayman Realty Inc.



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