$274,900 - 117, 140 Mahogany Street Se, Calgary

MLS® #A2222312

$274,900

1 Bedroom, 1.00 Bathroom, 554 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahogany—where modern comfort meets vibrant, lakeside living. Built by the 2-Time Multi-Family Builder of the Year, this brand-new 1-bedroom unit offers a rare combination of style, convenience, and lifestyle perks that few communities in Calgary can match. From the moment you arrive, you'll appreciate the direct street-level access, making everyday comings and goings—whether it's walking your dog, grabbing a coffee, or welcoming guests—effortless and inviting. Inside, you'll find thoughtful details throughout: 1 1/4" quartz countertops in both the kitchen and bathroom, elegant 42" upper cabinets, full stainless steel Whirlpool appliances, and 9-foot knockdown ceilings that add airiness to the open-concept layout. Whether you're cooking, relaxing, or entertaining, the kitchen flows seamlessly into a central dining area and rear lifestyle room that opens to your private patio with BBQ gas line—perfect for summer evenings. The spacious primary suite includes a walkthrough closet with cheater access to the main 4-piece bath, and there's in-suite laundry with extra storage just off the entry for added convenience. But the real story here is location. Just steps from Westman Village, you'll enjoy boutique shops, restaurants, cafes, fitness studios, and even a jazz club—right in your backyard. Take a 5-minute stroll to Central Park, Mahogany's newly completed gathering space with green space, splash park, and community events. Or head a

little farther to West Beach for sun, sand, and paddleboarding. Living in Mahogany means 22 km of scenic pathways, two private beaches, playgrounds, dog parks, and the best lake lifestyle Calgary has to offer. This isnâ€™t just a homeâ€"itâ€™s a lifestyle investment in one of the cityâ€™s most celebrated communities. Fitness Studio | Guest Suite | Pet-Friendly | Close to Groceries, Transit & Dining. Whether you're a first-time buyer, downsizer, or savvy investor, this is urban lakeside living at its finest.

Built in 2025

Essential Information

MLS® #	A2222312
Price	$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	554
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 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

Interior

Interior Features	Breakfast Bar, No Animal H Quartz Counters
Appliances	Dishwasher, Electric Stove, N
Heating	Baseboard, Natural Gas
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 17th, 2025
Days on Market	99
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker