

# \$285,000 - 213, 10 Mahogany Mews Se, Calgary

MLS® #A2203250

**\$285,000**

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

Mahogany, Calgary, Alberta

\$14,000 Price Reduction! Welcome to Sandgate in Mahogany - Your Gateway to Lakeside Living! Step into this beautifully maintained 1 bed, 1 bath condo nestled in the heart of Mahogany, one of Calgary's most desirable lake communities. Built in 2017 and in fantastic condition, this modern unit offers a perfect blend of style, comfort, and convenience. Enjoy an open concept layout featuring 9-foot ceilings, stainless steel appliances, rock countertops, and sleek laminate plank and tile flooring, with cozy carpet in the bedroom and walk through closet leading to your ensuite. The west facing exposure fills the space with natural sunlight, while the huge private balcony with a natural gas hookup is perfect for summer BBQs. There's also a rough-in for an A/C unit, ready for your future upgrade. The Sandgate building offers an array of amenities, including a fully equipped fitness centre, secure bike storage, a library, and a secured storage locker for your convenience. Residents also enjoy access to short-term rental suites for guests and a BBQ patio area available for larger gatherings through the condo board. Best of all, you'll have exclusive access to Mahogany's private beach, lake, and fishing spots, the ultimate retreat just steps from your door. Located minutes from South Health Campus, major retailers, public transit, schools, and the Seton YMCA, this is lakeside living with all the urban perks. Don't miss this incredible opportunity to own in one of



Calgary's premier lake communities!

Built in 2017

### Essential Information

MLS® #	A2203250
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	554
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	213, 10 Mahogany Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2R1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	Elevator, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	18
Zoning	M-H2
HOA Fees	437
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.