

# \$422,500 - 301, 20 Mahogany Mews Se, Calgary

MLS® #A2208003

**\$422,500**

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Phenomenal value for almost 1,000 Sq Ft! 2 bed and 2 bath elegant and custom appointed condo! Welcome to Sandgate at Mahogany Lake! This stunning custom-built home (not a builder spec) offers a private setting with a sunny south-facing patio, perfect for relaxation and entertaining. Designed with an open-concept great room layout, the living room, dining area, and kitchen seamlessly flow together.

The showpiece kitchen boasts high-end cabinetry, roll-out drawers, a striking QUARTZ island with breakfast bar, and upgraded stainless steel appliances. The spacious and bright dining/living area features a large picture window overlooking the south courtyard.

This home offers two large bedrooms and two full baths, each privately positioned on opposite sides of the living space, complete with generous closets and beautiful views. The second bedroom is designed for versatility, featuring a custom-built workstation, wall cabinets, and a Murphy bed.

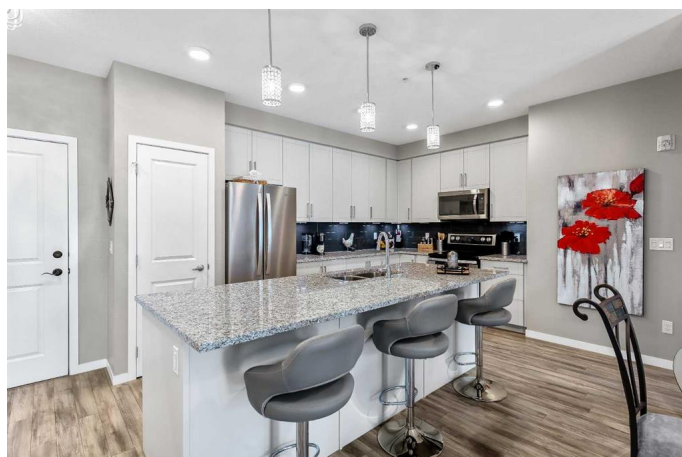
Enjoy resort-style living with Sandgate's 1,300 sq. ft. fitness centre, fully equipped for both cardio and strength training.

Additional highlights: Luxury vinyl plank flooring, extra storage, titled indoor parking, and more!

Book your showing now!

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208003          |
| Price          | \$422,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 965               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 301, 20 Mahogany Mews Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2W8                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center |
| Parking Spaces | 1  |
| Parking        | Underground                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator  |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                 |
| Construction      | Metal Siding, Stone, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 117             |
| Zoning         | M-H2            |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office            eXp Realty

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