

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

MLS® #A2210785

\$399,900

2 Bedroom, 2.00 Bathroom, 963 sqft

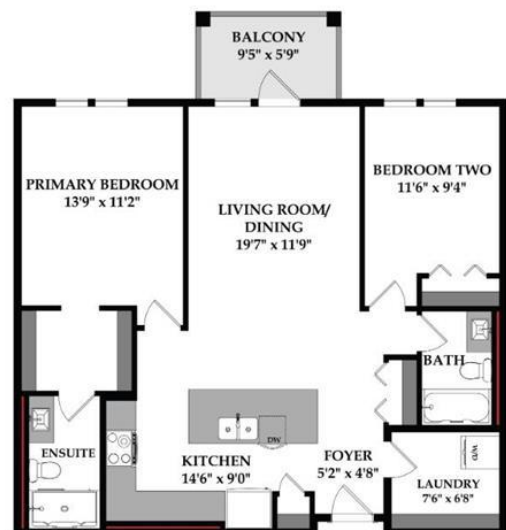
Residential on 0.00 Acres

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
RECA MEASUREMENT 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 7
Zoning M-H2
HOA Fees 428
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.



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.