

# \$424,900 - 301, 20 Mahogany Mews Se, Calgary

MLS® #A2208003

**\$424,900**

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

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                     \$424,900



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	20
Zoning	M-H2
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.