

**104, 20 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2255718**



**\$240,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 553 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                   |                   |        |
|--------------------|-----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 330 |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** Wallmount

Welcome to Sandgate at Mahogany Lake! Located in one of Calgary's most vibrant and sought-after lake communities, this beautifully maintained unit offers the perfect blend of style and functionality. With over 500 sq ft of thoughtfully designed living space, this 1-bedroom, 1-bathroom condo includes a titled parking stall for your convenience. Step inside to discover laminate flooring throughout and a bright, open-concept layout. The contemporary kitchen features sleek white cabinetry, quartz countertops, stainless steel appliances, and a central island with a breakfast bar, ideal for both everyday living and entertaining. A door from the spacious living leads to a generous outdoor patio, perfect for enjoying warm summer days. The well-sized bedroom features a large walk-through closet that connects to a 4-piece ensuite, and in-suite laundry adds extra convenience. Sandgate offers fantastic amenities including a full fitness centre, and as a resident of Mahogany, you'll enjoy year-round access to the lake -perfect for swimming, skating, fishing, or simply relaxing by the water. Ideally situated close to schools, parks, playgrounds, shopping, dining, and public transit, this home is perfect for first-time buyers, downsizers, or investors alike. Don't miss this opportunity to enjoy lakeside living in one of Calgary's premier neighbourhoods - schedule your private showing today!