

**201, 20 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2261823**



**\$410,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 968 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled                    |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                       |                   |        |
|--------------------|-------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | \$ 553 |
| <b>Basement:</b>   | -                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Unknown                                               | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Stone Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to this meticulously maintained, luxury 2-bedroom, 2-bath condo in the desirable Sandgate complex of Mahogany, just steps from the beach and lake. Boasting 965 sq.ft. of beautifully designed living space, this south-facing 2nd-floor unit is flooded with natural light and framed by mature trees, offering privacy and a serene sanctuary. Inside, enjoy an open-concept layout connecting the living, dining, and kitchen areas—perfect for entertaining. The kitchen features white cabinetry, a stainless steel appliance package with an upgraded double stove, and ample built-in storage solutions. Recent updates include new LVP flooring, fresh paint, and an upgraded shower with a sliding glass door in the ensuite. The spacious master suite offers a walk-through closet leading to a stunning 3-piece ensuite, while the second bedroom provides flexibility for guests or a home office. Step out onto the semi-enclosed private balcony, complete with natural gas hookups for summer BBQs. Additional highlights include underground heated titled parking & storage, a fully equipped resident only gym, and a thoughtfully maintained community. This exceptional home combines style, comfort, and convenience—don't miss this opportunity!