

# \$259,900 - #217, 140 Mahogany Street Se, Calgary

MLS® #A2240891

**\$259,900**

1 Bedroom, 1.00 Bathroom, 549 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Step Into Comfort & Convenience In The Heart Of Mahogany.

Welcome to your cozy 1-bedroom, 1-bath retreat in the sought-after Sandgate at Mahogany. Located on the 2nd floor, this home offers the perfect balance of accessibility and privacy – ideal for first-time buyers, downsizers, or investors.

Inside, you'll find modern finishes throughout – from quartz countertops and luxury vinyl plank flooring in the main living area, to brand new Whirlpool stainless steel appliances in the well-designed kitchen with upper cabinets. The open-concept layout flows into your private balcony overlooking the courtyard, perfect for relaxing evenings or weekend BBQs thanks to the built-in gas line.

The bedroom features soft carpeting, a walk-through closet, and direct access to a semi-ensuite bath. Plus, enjoy the bonus of a separate laundry/storage room with stackable washer and dryer – a rare and practical feature.

Living at Sandgate means more than just a home – it's a lifestyle. Enjoy exclusive access to the Mahogany Beach Club, where you can paddleboard, swim, fish, and unwind by the lake. Walk to nearby parks, beaches, playgrounds, cafes, shops, and fitness studios in vibrant Westman Village. Pet-friendly, close to transit, schools, daycare and everyday



essentials â€” everything you need is truly at your doorstep.

This is more than just a condo. Itâ€™s your place to live well, right by the lake.

Built in 2025

### Essential Information

MLS® #	A2240891
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	549
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	#217, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

### Amenities

Amenities	Fitness Center, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric

	Range
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Playground, Balcony, Tennis Court(s)
Construction	Stucco, Wood Frame, Cedar

### Additional Information

Date Listed	July 17th, 2025
Days on Market	51
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.