$314,900 - 403, 140 Mahogany Street Se, Calgary

MLS® #A2233564
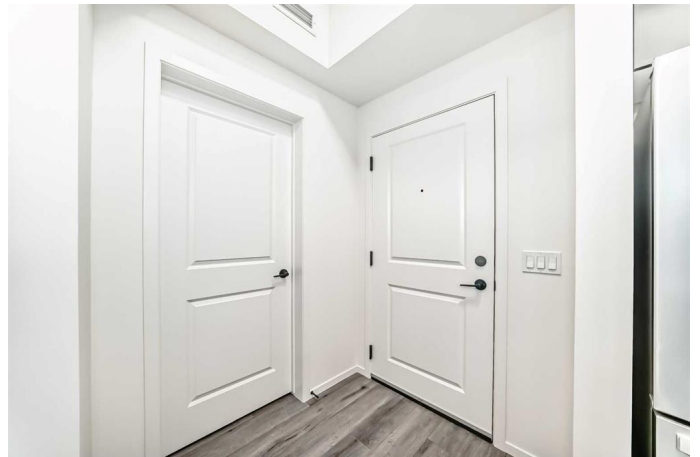
$314,900

1 Bedroom, 1.00 Bathroom, 646 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate at Mahogany—where elevated living, thoughtful design, and a vibrant community come together. Built by the 2-Time Multi-Family Builder of the Year, this stunning top-floor 1-bedroom plus den unit offers the perfect blend of comfort, style, and functionality in one of Calgary's most sought-after lake communities. Located on the top floor with 10' ceiling height, this unit provides the peace and quiet you're looking for, along with an expansive private deck that's perfect for morning coffee, evening relaxation, or entertaining friends with a summer BBQ. Inside, the open-concept layout is bright and airy, with 10-foot knockdown ceilings and large windows that fill the space with natural light. The kitchen is designed for both beauty and function, featuring 1 1/4" quartz countertops, extended upper cabinets, stainless steel Whirlpool appliances, and a central island that seamlessly connects to the dining area and spacious living room. Whether you're hosting or enjoying a quiet night in, this layout offers flexibility for any lifestyle. Adding to the appeal is a dedicated den just off the living space—perfect for a home office, study area, or cozy reading nook. The generous primary bedroom includes a walkthrough closet with convenient cheater access to the stylish 4-piece bathroom. You'll also appreciate the in-suite laundry and additional storage at the entry, making everyday living easy and organized. Beyond your door, Sandgate at

Mahogany offers an incredible lifestyle. You'll be just steps to Westman Village, where boutique shops, cafes, restaurants, fitness studios, and even a jazz club await. Enjoy 22 km of scenic pathways, two private beaches, dog parks, playgrounds, and Mahogany's signature lake—offering swimming, paddleboarding, and year-round community events. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish, low-maintenance home in Calgary's premier lake community.

Built in 2025

Essential Information

MLS® #	A2233564
Price	$314,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

Amenities

Amenities	Fitness Center, Parking, Visitor Parking

| Parking Spaces | 1 |
| Parking | Stall, Titled |

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	June 23rd, 2025
Days on Market	13
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

Listing Details

| Listing Office | Real Broker |