

# \$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. Youâ€™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 Mahoganyâ€™s signature lakeâ€”offering swimming, paddleboarding, and year-round community events. Whether youâ€™re a first-time buyer, downsizer, or investor, this is a rare opportunity to own a stylish, low-maintenance home in Calgaryâ€™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 | 65              |
| Zoning         | M-H2            |
| HOA Fees       | 416             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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