

# \$399,900 - 312, 20 Mahogany Mews Se, Calgary

MLS® #A2210785

**\$399,900**

2 Bedroom, 2.00 Bathroom, 963 sqft

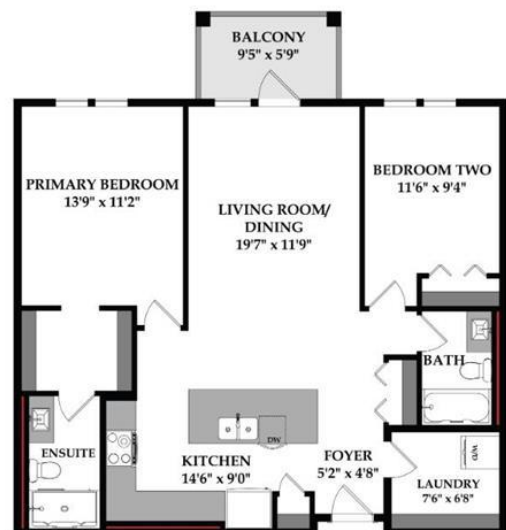
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Sandgate of Mahogany Lake. Fabulous 2 bed + 2 Bath air-conditioned home with high 9' ceilings - Perfect for casual living and entertaining, this California split design plan was designed in the great room style, with the living room, dining area, and kitchen openly communicating. A showpiece kitchen features high-end modern white cabinets, granite countertops, a central island with an undermount stainless steel sink & a breakfast bar & upgraded stainless steel appliances. A spacious & bright living room includes large picture windows and quick access to the covered 9' x 6' balcony - It's BBQ time with a gas line. Views of the central tree-lined linear courtyard - listen to the birds. 2 baths & 2 large bedrooms are privately located on each side of the living area and include closets. The primary bedroom is a private 3-piece ensuite with a large shower and walk-through closet. Terrific amenity center - Live healthy with Sandgate's 1,300 sf. Onsite fitness center. With a range of cardio & strength training equipment. Bonus: Luxury wide plank laminate flooring, extra storage, titled indoor parking & more! Quick Possession date is available.



**#312, 20 MAHOGANY MEWS SE**  
RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 963.09 Sq.Ft. / 89.47 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 963.09 Sq.Ft. / 89.47 m<sup>2</sup>



Built in 2016

## Essential Information

MLS® # A2210785

Price \$399,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	312, 20 Mahogany Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W8

### **Amenities**

Amenities	Fitness Center, Guest Suite, Parking, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard, Lighting
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market        14  
Zoning                 M-H2  
HOA Fees              428  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Jayman Realty Inc.



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