

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

MLS® #A2210785

**\$399,900**

2 Bedroom, 2.00 Bathroom, 963 sqft

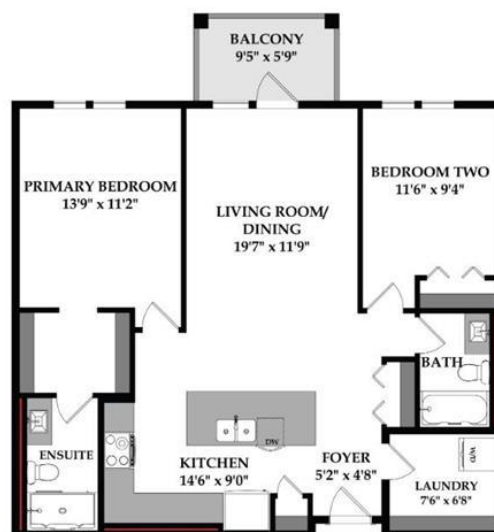
Residential on 0.00 Acres

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        28  
Zoning                    M-H2  
HOA Fees                428  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Jayman Realty Inc.



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