

# \$419,900 - 206, 20 Mahogany Mews Se, Calgary

MLS® #A2204425

**\$419,900**

2 Bedroom, 2.00 Bathroom, 898 sqft

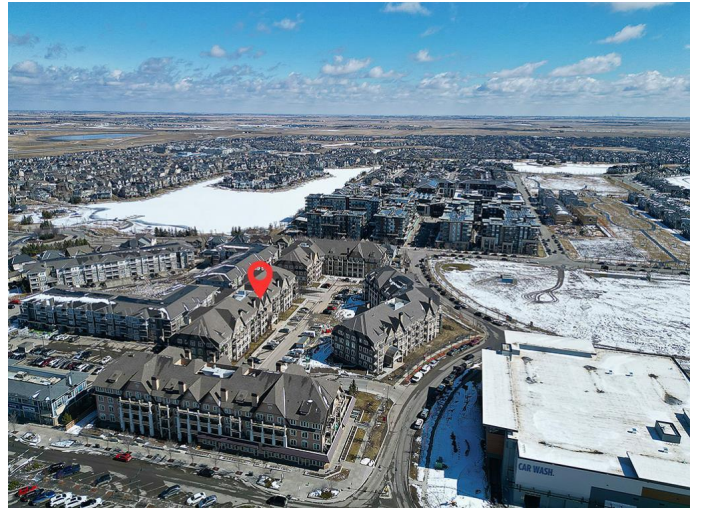
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*OPEN HOUSE SAT APRIL 12 FROM 12PM -2PM\*\*** NW CORNER UNIT | LAKE ACCESS | HEATED UNDERGROUND PARKING + STORAGE LOCKER | LAMINATE FLOORS + TILE THROUGHOUT | 898 SQ FT OF LIVING SPACE (2 BED/2 BATH) | All in **“MAHOGANY”** “Calgary”™s premier lake community, featuring Calgary™s largest freshwater lake, two private beaches, and over 265 acres of parks and wetlands! Enjoy a vibrant, year-round lifestyle with swimming, kayaking, skating, and scenic pathways. The Mahogany Urban Village offers shopping, dining, and essential services, with quick access to South Health Campus, Stoney Trail, and Deerfoot Trail.

This beautifully maintained home offers tall ceilings and abundant natural light through extra windows, creating a bright and open feel. The modern kitchen boasts quartz countertops, extended cabinetry, stainless steel appliances, and a large pantry, perfect for entertaining. The open-concept design flows seamlessly into the spacious living and dining areas, leading to a private balcony. The primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom has its own 4-piece bath just beside it, making it ideal for guests, roommates, or a home office. The in-suite laundry and spacious foyer complete the space.

Sandgate in Mahogany offers exclusive



amenities, including a 1,300 sq. ft. fitness center, rentable guest suites, pet-friendly living, and beautifully landscaped pathways. With Mahogany's shops, restaurants, and conveniences just steps away, plus lake access and stunning outdoor spaces, this is the perfect opportunity to enjoy the best of lakeside living. Don't miss out on this exceptional home!

Built in 2018

### Essential Information

MLS® #	A2204425
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 20 Mahogany Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W8

### Amenities

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

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	14
Zoning	M-H2
HOA Fees	449
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.