

\$400,000 - 310, 20 Mahogany Mews Se, Calgary

MLS® #A2261337

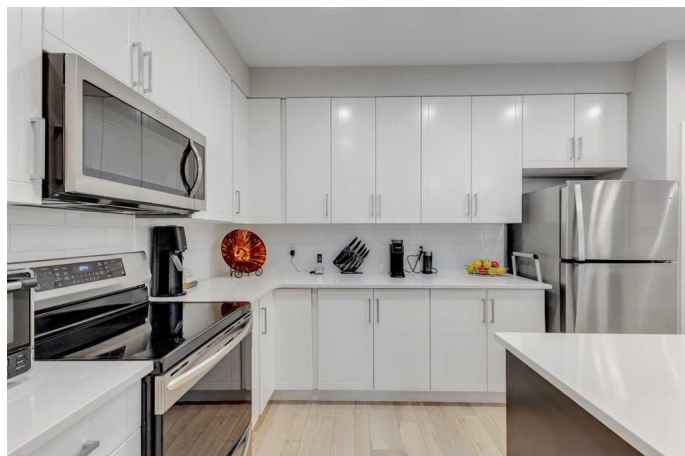
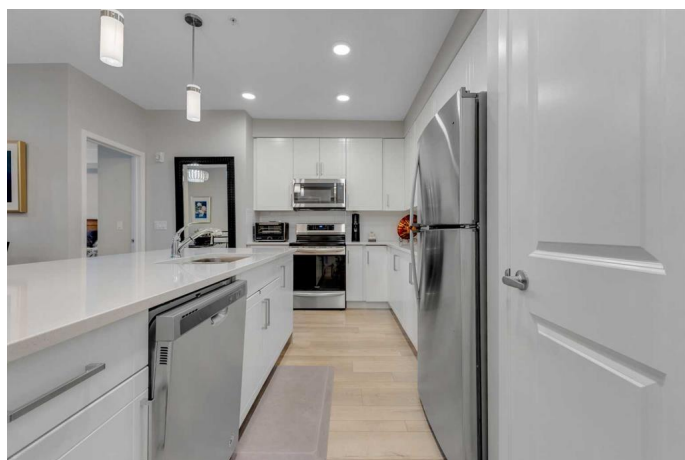
\$400,000

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in Sandgate at Mahogany, located in one of Calgary's most vibrant and amenity-rich lake communities. This beautifully designed two-bedroom, two-bathroom condo offers a perfect blend of comfort, style, and functionality—ideal for homeowners and investors alike. Inside, you'll find a spacious kitchen outfitted with sleek white 42" raised cabinets, elegant 1.25" quartz countertops, an oversized island with ample seating opportunities, stainless steel appliances including induction stove, and a garburator for added convenience. The kitchen opens into a thoughtfully laid-out living area that separates the two bedrooms—offering privacy and flexibility whether you're hosting guests, working from home, or sharing the space. The primary bedroom features a walk-through closet that leads into a private three-piece ensuite complete with a glass shower. The second bedroom is located adjacent to a full four-piece bathroom, perfect for guests or family. Luxury vinyl plank flooring runs throughout the main living spaces, and a dedicated laundry room with built-in pantry-style storage adds to the overall functionality. For year-round comfort, the unit includes air conditioning. Step outside to a large, north-facing covered balcony surrounded by mature trees, providing natural privacy and a peaceful place to relax. The balcony is equipped with a gas line for your BBQ, and the patio door features blinds



encased in glass as well as a retractable screen”combining practicality with comfort. A titled underground parking stall is also included for added convenience. Located just a short walk from grocery stores, shops, cafes, and restaurants, this home offers unbeatable access to everyday essentials. And beyond your front door, Mahogany’s incredible amenities await”including 22 kilometers of scenic pathways, two private beaches, expansive parks, playgrounds, off-leash areas, and beautifully maintained green spaces. As a resident of Sandgate, you’ll also enjoy access to a fitness studio, a lending library, guest suite, and pet-friendly policies”all in a building designed with character, quality, and livability in mind. This isn’t just a home”it’s a lifestyle. Don’t miss your opportunity to own in one of Calgary’s most desirable lake communities.

Built in 2018

Essential Information

MLS® #	A2261337
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	310, 20 Mahogany Mews Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2W8

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground, Secured

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	M-H2
HOA Fees	437
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.