

# \$415,000 - 220, 30 Mahogany Mews Se, Calgary

MLS® #A2243465

**\$415,000**

2 Bedroom, 2.00 Bathroom, 977 sqft

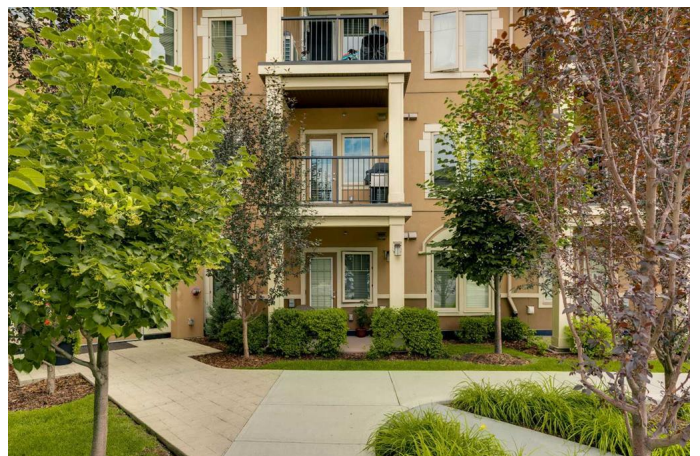
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to Mahoganyâ€™s Calgaryâ€™s premier four-season lake communityâ€™where every day feels like a vacation. This second-floor, 2-bedroom with 2 full baths 976.79 sq ft corner condo in Sandgate offers immediate possession and a rare combination of comfort, privacy, and lifestyle value, making it ideal for first-time buyers, investors, downsizers, or snowbirds.

Tucked into a quiet corner of the building, this thoughtfully designed home features a modern open-concept layout that flows from the upgraded kitchen into the living and dining areas, and outward to your private balcony with gas lineâ€™perfect for morning coffee or evening BBQs. Professionally selected builder upgrades enhance the kitchen cabinetry, bathroom finishes, flooring, and more. A full builder option sheet is available upon request. Additional highlights include in-suite laundry, titled underground parking, a secure storage locker, and condo fees that include heat and waterâ€™for a simple, low-maintenance lifestyle. Sandgate also offers excellent building amenities including a residents-only fitness centre and guest suites available for booking through the on-site management companyâ€™ideal for hosting out-of-town visitors with ease.

Step outside and immerse yourself in the unmatched lifestyle Mahogany has to offer. Residents enjoy exclusive access to a 63-acre private lake, with over 20 acres of beachfront, perfect for swimming, paddleboarding,



kayaking, or winter skating. The 22,000 sq. ft. Mahogany Beach Club offers indoor amenities, splash parks, fire pits, and a full calendar of year-round community events. Just a short walk away, Mahogany Village Market features boutique shops, caf  s, fitness studios, medical services, and essential conveniences. The community is also home to over 265 acres of parks and wetlands, connected by 22 km of scenic walking and cycling paths, plus nearby schools, playgrounds, and quick access to Stoney Trail, Deerfoot Trail, and the South Health Campus. Whether you're buying to live or invest, this is a move-in-ready opportunity in a high-demand, master-planned community with long-term appeal. Your everyday walk to the beach is just five minutes away  offering the feeling of an exotic escape, right here in Calgary, while enjoying the rhythm of vibrant city life.

Built in 2020

Essential Information

|                |                   |
|----------------|-------------------|
| MLS   #        | A2243465          |
| Price          | \$415,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 977               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 220, 30 Mahogany Mews Se |
| Subdivision | Mahogany                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3H4 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Trash, Visitor Parking, Clubhouse |
| Parking Spaces | 1                                                              |
| Parking        | Parkade                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 46              |
| Zoning         | M-H2            |
| HOA Fees       | 437             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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