

# \$380,000 - 212, 140 Mahogany Street Se, Calgary

MLS® #A2243156

**\$380,000**

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in Mahogany - where lake days, coffee dates, and quick strolls to your favourite shops are all part of the package. This brand new 2 bed/2 bath condo with 880+ sqft was just built by Hopewell and has never been lived in. Everything is move-in ready - including window coverings! Inside, it's modern and fresh. White cabinets, black hardware, quartz counters, a big kitchen island, and stylish lighting. The LVP flooring keeps things low-maintenance and good-looking, while both bedrooms have soft carpet to warm things up. Bedrooms are split on opposite sides- ideal if you want a separate space to work, host guests, or zen out with yoga. The primary bedroom has a walk-through closet straight into your private bathroom. The second full bath is right next to the other bedroom - super handy. There's storage everywhere - kitchen pantry, big laundry room, and even a private storage locker in front of your titled underground parking stall. A 21-foot balcony with a gas line invites grill sessions or relaxed morning coffee, and A/C is already roughed in. Live steps from Mahogany Lake, the beach club, trails, groceries, caf  s, and weekend brunch. The Sandgate condo complex is packed with extras too - guest suites for visitors, a big fitness centre, lending library, bike storage, a huge BBQ patio, and the Great Lawn - an open 3,000 sq ft green space with gardens. This is condo life that feels like a real lifestyle upgrade.



Built in 2025

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243156          |
| Price          | \$380,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 882               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 212, 140 Mahogany Street Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 4E1                     |

Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Picnic Area, Visitor Parking, Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Storage |
| Parking Spaces | 1                                                                                                               |
| Parking        | Parkade, Titled, Underground                                                                                    |

Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Baseboard                                                                                                                           |
| Cooling           | Rough-In                                                                                                                            |
| # of Stories      | 4                                                                                                                                   |

Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                  |
| Construction      | Cement Fiber Board, Stucco, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 29              |
| Zoning         | M-H2            |
| HOA Fees       | 416             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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