

# \$600,000 - 306, 140 Mahogany Street Se, Calgary

MLS® #A2228600

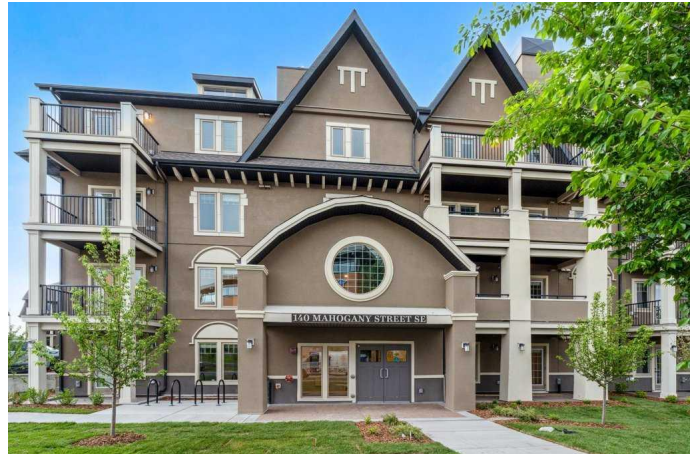
**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*3 BEDROOM UNIT, IN-SUITE LAUNDRY, TITLED PARKING\*\*** Welcome to Sandgate in Mahogany—where modern condo living meets the vibrant lifestyle of Calgary’s premier 4-season lake community. This beautifully designed 3-bedroom, 2-bathroom unit is among the largest in the complex, and offers an ideal layout for both comfort and privacy, with thoughtfully separated bedrooms and spacious central living areas. Inside, you'll find durable vinyl flooring and stylish quartz countertops throughout, giving the home a fresh, contemporary feel. The central kitchen features stainless steel appliances, a large central island for prepping and entertaining, and a surprisingly large walk-in pantry, especially for a condo—perfect for those who love to cook or stock up. The open-concept living and dining area is flanked by two wings: one with two well-sized bedrooms and a central 4-piece bathroom, and the other with a generously sized primary suite. The primary retreat includes a large walk-in closet and a 5-piece ensuite with double vanities and a tub/shower combo. In-suite laundry adds everyday convenience, and a titled underground parking stall means your vehicle stays secure and warm year-round. Sandgate features amenities including a fully equipped fitness centre, bike storage, and guest suite. Beyond your door, the best of Mahogany awaits. Enjoy access to the private beach just a short stroll away, plus pathways, wetlands, playgrounds, and year-round lake activities.



The community is fully established with schools, grocery stores, local shops, restaurants, and professional services—all just minutes from your door. Whether you’re downsizing, upsizing, or looking for a smart investment, this move-in-ready condo offers the perfect blend of space, style, and location. Come experience the best of lake living in Mahogany!

Built in 2025

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228600          |
| Price          | \$600,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,282             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 306, 140 Mahogany Street Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 4E1                     |

Amenities

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

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 26             |
| Zoning         | M-H2           |
| HOA Fees       | 416            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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