

# \$270,000 - 109, 140 Mahogany Street Se, Calgary

MLS® #A2232124

**\$270,000**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* Open House | Saturday, July 26, 2025 from 2:00 PM - 4:00 PM \*\*** Live where every day feels like a getaway. Welcome to Sandgate in Mahogany. This ground-floor 1-bedroom, 1-bath unit offers rare direct street accessâ€”perfect for pet owners or anyone who values ease and convenience. Inside, enjoy 9â€™<sup>TM</sup> knockdown ceilings, quartz countertops, 42â€• upper cabinets, Whirlpool stainless steel appliances, and in-suite laundry with extra storage. The kitchen connects to a central dining area and open living space, leading out to a private patio with a BBQ gas line. The spacious bedroom includes a walk-through closet with cheater access to the 4-piece bath. This home is designed for comfort and function, ideal for first-time buyers, downsizers, or investors. The building features a fitness studio, guest suite, and is pet-friendly. Located steps from Mahogany Lake, Westman Village, restaurants, shopping, scenic pathways, dog parks, playgrounds, and Central Parkâ€™s splash pad and community events. The best of lake living is right outside your door.

Built in 2025

## Essential Information

MLS® # A2232124

Price \$270,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T2

### Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Courtyard
Construction	Cement Fiber Board, Wood Frame

### Additional Information

Date Listed	June 20th, 2025
Days on Market	34
Zoning	TBD

HOA Fees 416  
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**Listing Details**

Listing Office eXp Realty

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