# 101 140 Mahogany Street SE

Calgary | Active | MLS® A2346183

**$350,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2021** | **896 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

Welcome to Sandgate in the award-winning lake community of Mahogany! This bright and spacious ground-floor unit offers 896 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, titled underground parking and assigned storage. The open-concept layout features a modern kitchen with white cabinetry, quartz countertops, stainless steel appliances and a large island with seating, opening seamlessly into the dining and living areas. Large south-facing windows fill the space with natural light, while the living room provides direct access to the covered ground-level patio-offering the added convenience of your own exterior entrance. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the generously sized second bedroom is located near the additional 4-piece bathroom. In-suite laundry and plenty of storage complete the interior. Enjoy all that Mahogany has to offer, including lake access, parks, playgrounds, walking and biking paths, nearby schools, shopping, restaurants and everyday amenities. With immediate possession available, this well-appointed ground-floor home is ready for its next owner. Note: A localized 20-foot section of the exterior walkway sits slightly above the interior floor level.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346183 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2021 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 896 sq. ft. |
| **Condo Fee:** | $538.00 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **HOA Fee Frequency:** | Monthly |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2021 (Age: 5) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2510116 |
| **Heating:** | Baseboard |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |

| | |
|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parkade, Stall, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, Laundry Room |
| **HOA Fee:** | $415.71 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Mahogany |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK |
| **Main Floor** | Bedroom · 11'2" × 10'4" · |
| **Main Floor** | Kitchen · 13' × 9'11" · |
| **Main Floor** | Living Room · 14'3" × 13' · |
| **Main Floor** | Bedroom - Primary · 13'11" × 11'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |

| | |
|---|---|
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | M-H2 |
| **Listed Date:** | Sep 24, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-140-mahogany-street-se-calgary-a2346183/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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