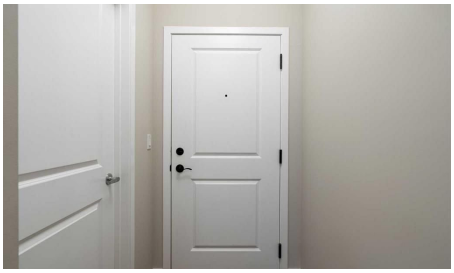
112 30 Mahogany Mews SE

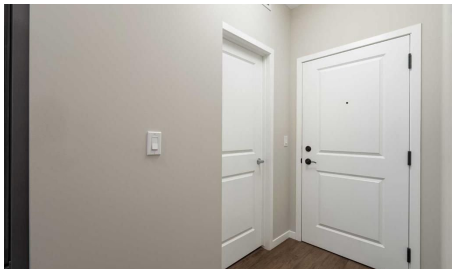
Calgary | Active | MLS® A2318781

$235,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2020**	**547 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

HUGE PRICE DROP! Amazing value in this exceptional property! This rare 1-bedroom plus den condo is ideally located just steps from shopping, restaurants, and, best of all, the lake. Whether you're an investor, downsizer, or first-time buyer, this well-maintained unit offers nearly 550 sq. ft. of thoughtfully designed living space in the heart of Mahogany. Gleaming laminate flooring, quartz countertops, and a modern neutral palette create a stylish and inviting atmosphere throughout. The contemporary kitchen is both functional and attractive, featuring an abundance of cabinetry, quartz counters, and stainless-steel appliances. Natural light pours into the living area through a large picture window and patio door, creating a bright and welcoming space to relax or entertain. The comfortable primary bedroom easily accommodates a queen-sized bed, while the full bathroom showcases a sleek vanity topped with quartz. A special bonus in this special one-bedroom gem is the additional den providing outstanding versatility as a home office, gaming room, reading nook, additional storage, or a space for overnight guests. Completing this lovely property are convenient in-suite laundry, a private balcony, and an assigned outdoor parking stall. The Sandgate offers the perfect blend of style and practicality, ideally situated in the heart of vibrant Mahogany. Enjoy quick access to the lake, extensive pathways, parks, shops, restaurants, and all the amenities that make this award-winning community so desirable. Rarely does a 1-bedroom plus den opportunity become available at this price point in such a sought-after location. Offering the perfect balance of neighbourhood energy, comfortable living, and an exceptional lifestyle, this property is one you won't want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318781
Bedrooms	1
Bathrooms	1
Year Built	2020
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:	547 sq. ft.
Main Level Finished Area:	547 sq. ft.
Condo Fee:	$346.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Southwest
Unit Exposure:	East
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:	2020 (Age: 6)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2011123
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$453.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	Elevator(s), Fitness Center
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Den · 10'7" × 7'1" ·
Main Floor	Kitchen · 12'10" × 10'4" ·
Main Floor	Laundry · 6'6" × 5'5" ·
Main Floor	Living Room · 11' × 9'5" ·

Main Floor	Bedroom - Primary · 10'6" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-H2
Listed Date:	Jun 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-30-mahogany-mews-se-calgary-a2318781/

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