402 140 Mahogany Street SE

Calgary | Active | MLS® A2351245

$499,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2025**	**1,029.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Lake living at its finest in Mahogany! Ideally positioned on the top floor and offering the added privacy of a corner unit, this beautifully appointed 2-bedroom, 2-bathroom condo combines modern style with comfortable, low-maintenance living. Featuring 1,029 sq. ft. of thoughtfully designed living space, the open-concept layout is filled with natural light from expansive windows and enhanced by high ceilings throughout. The well-appointed kitchen features quartz countertops, abundant cabinetry, stainless steel appliances, and plenty of storage-perfect for everyday living and entertaining. Durable vinyl plank flooring flows through the main living areas, while plush carpeting adds comfort in the bedrooms. Custom closet organizers provide excellent storage and organization. The spacious primary bedroom offers a peaceful retreat with a generous ensuite featuring a soaking tub and walk-in closet. A well-sized second bedroom and full bathroom provide flexibility for guests, family, or a home office. Step onto your private balcony and enjoy your own outdoor space overlooking the surrounding community. Additional features include a titled heated underground parking stall, elevator access, bicycle storage, and pet-friendly living with board approval. Residents enjoy access to the clubhouse and Mahogany's exceptional amenities, including lake access, parks, playgrounds, tennis courts, schools, shopping, and extensive walking and cycling paths. Turn-key and ready for immediate possession!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351245
Bedrooms	2
Bathrooms	2
Year Built	2025
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:	1,029.2 sq. ft.

Main Level Finished Area:	1,029.2 sq. ft.
Condo Fee:	$595.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2025 (Age: 1)
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, Boiler, Central
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Mahogany
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 8'4" × 5' ·
Main Floor	Living/Dining Room Combination · 16'4" × 14'6" ·
Main Floor	Kitchen · 12'6" × 9'2" ·
Main Floor	Laundry · 8' × 4' ·
Main Floor	Bedroom - Primary · 12'7" × 12'4" ·
Main Floor	Bedroom · 10' × 9'9" ·
Main Floor	Balcony · 9'2" × 5'10" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard, Lighting, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-H2
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-140-mahogany-street-se-calgary-a2351245/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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