

# \$419,900 - 206, 20 Mahogany Mews Se, Calgary

MLS® #A2204425

**\$419,900**

2 Bedroom, 2.00 Bathroom, 898 sqft

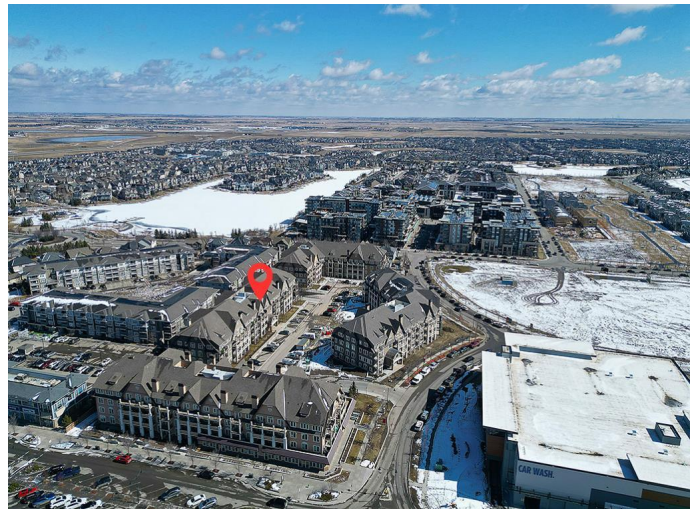
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*OPEN HOUSE SAT APRIL 12 FROM 12PM -2PM\*\*** NW CORNER UNIT | LAKE ACCESS | HEATED UNDERGROUND PARKING + STORAGE LOCKER | LAMINATE FLOORS + TILE THROUGHOUT | 898 SQ FT OF LIVING SPACE (2 BED/2 BATH) | All in **“MAHOGANY”** • **“Calgary”**™s premier lake community, featuring Calgary™s largest freshwater lake, two private beaches, and over 265 acres of parks and wetlands! Enjoy a vibrant, year-round lifestyle with swimming, kayaking, skating, and scenic pathways. The Mahogany Urban Village offers shopping, dining, and essential services, with quick access to South Health Campus, Stoney Trail, and Deerfoot Trail.

This beautifully maintained home offers tall ceilings and abundant natural light through extra windows, creating a bright and open feel. The modern kitchen boasts quartz countertops, extended cabinetry, stainless steel appliances, and a large pantry, perfect for entertaining. The open-concept design flows seamlessly into the spacious living and dining areas, leading to a private balcony. The primary suite features a walk-in closet and a 4-piece ensuite, while the second bedroom has its own 4-piece bath just beside it, making it ideal for guests, roommates, or a home office. The in-suite laundry and spacious foyer complete the space.

Sandgate in Mahogany offers exclusive



amenities, including a 1,300 sq. ft. fitness center, rentable guest suites, pet-friendly living, and beautifully landscaped pathways. With Mahogany’s shops, restaurants, and conveniences just steps away, plus lake access and stunning outdoor spaces, this is the perfect opportunity to enjoy the best of lakeside living. Don’t miss out on this exceptional home!

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204425          |
| Price          | \$419,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 898               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 206, 20 Mahogany Mews Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2W8                  |

**Amenities**

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Recreation Room, Snow Removal, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                           |
| Parking        | Stall, Underground                                                                          |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                     |
| Heating           | Baseboard, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                |
| # of Stories      | 4                                                                                                                                   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | M-H2            |
| HOA Fees       | 449             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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