

# \$255,000 - 109, 140 Mahogany Street Se, Calgary

MLS® #A2232124

**\$255,000**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* Open House | Saturday, August 9, 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 access—perfect for pet owners or anyone who values ease and convenience. Inside, enjoy 9'™ knockdown ceilings, quartz countertops, 42"• 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 Park's™ splash pad and community events. The best of lake living is right outside your door.



Built in 2025

## Essential Information

MLS® # A2232124

Price \$255,000

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      | Wood Frame, Cement Fiber Board |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 60              |
| Zoning         | TBD             |

|                |     |
|----------------|-----|
| HOA Fees       | 416 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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