

# \$314,900 - 116, 140 Mahogany Street Se, Calgary

MLS® #A2232349

**\$314,900**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Brand New Contemporary Condo in Mahogany Lake – Steps to the Beach & Shopping!

Welcome to lakeside living at its finest! This stylish 700 sq ft, 1 bed, 1 bath condo in sought-after Mahogany is brand new, never lived in, and offers the perfect blend of comfort, convenience, and community.

Step into a bright, open-concept space featuring modern vinyl plank flooring, sleek white cabinetry, a central island, and stacked in-suite laundry. The spacious walk-in closet adds practical storage, while the large south-facing patio provides a sunny, private retreat—ideal for morning coffee or relaxing after a day at the lake.

You™ll love the underground parking stall for those snowy Calgary winters, and the unbeatable location: just steps to Mahogany™s West Beach, where you can swim, paddleboard, kayak, fish in summer—or skate, play hockey, and ice fish in winter. Plus, you're a short walk to over 400,000 sq ft of shopping, restaurants, grocery stores, and Tim Hortons.

Whether you're a first-time buyer, downsizer, or investor—this home has it all. Don™t miss your chance to own a slice of lake life in Calgary™s #1 lake community!

Built in 2025



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232349          |
| Price          | \$314,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 116, 140 Mahogany Street Se |
| Subdivision | Mahogany                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 4E1                     |

## Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Parking             |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |
| # of Garages   | 1                   |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Natural Gas, Radiant                                                         |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Other   |
| Roof              | Asphalt |

Construction            Stucco

**Additional Information**

Date Listed            June 19th, 2025  
Days on Market        12  
Zoning                 M-H2  
HOA Fees              437  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           eXp Realty

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