

# \$600,000 - 306, 140 Mahogany Street Se, Calgary

MLS® #A2228600

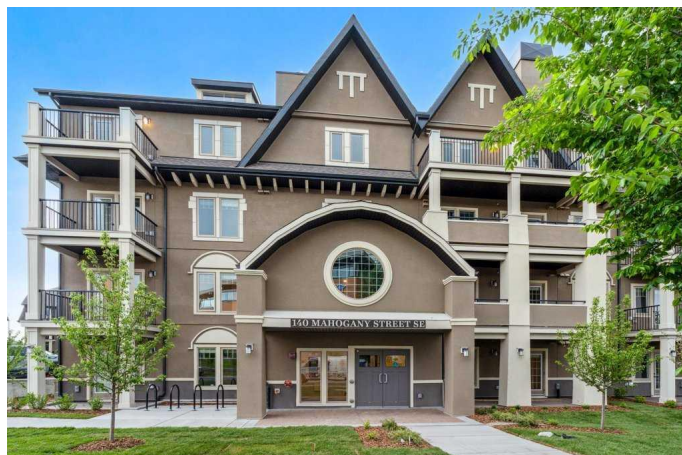
**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*3 BEDROOM UNIT, IN-SUITE LAUNDRY, TITLED PARKING\*\*** Welcome to Sandgate in Mahogany—where modern condo living meets the vibrant lifestyle of Calgary’s premier 4-season lake community. This beautifully designed 3-bedroom, 2-bathroom unit is among the largest in the complex, and offers an ideal layout for both comfort and privacy, with thoughtfully separated bedrooms and spacious central living areas. Inside, you'll find durable vinyl flooring and stylish quartz countertops throughout, giving the home a fresh, contemporary feel. The central kitchen features stainless steel appliances, a large central island for prepping and entertaining, and a surprisingly large walk-in pantry, especially for a condo—perfect for those who love to cook or stock up. The open-concept living and dining area is flanked by two wings: one with two well-sized bedrooms and a central 4-piece bathroom, and the other with a generously sized primary suite. The primary retreat includes a large walk-in closet and a 5-piece ensuite with double vanities and a tub/shower combo. In-suite laundry adds everyday convenience, and a titled underground parking stall means your vehicle stays secure and warm year-round. Sandgate features amenities including a fully equipped fitness centre, bike storage, and guest suite. Beyond your door, the best of Mahogany awaits. Enjoy access to the private beach just a short stroll away, plus pathways, wetlands, playgrounds, and year-round lake activities.



The community is fully established with schools, grocery stores, local shops, restaurants, and professional servicesâ€”all just minutes from your door. Whether youâ€™re downsizing, upsizing, or looking for a smart investment, this move-in-ready condo offers the perfect blend of space, style, and location. Come experience the best of lake living in Mahogany!

Built in 2025

**Essential Information**

MLS® #	A2228600
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	306, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

## Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	June 6th, 2025
Days on Market	43
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.