

\$270,000 - 317, 140 Mahogany Street Sw, Calgary

MLS® #A2228482

\$270,000

1 Bedroom, 1.00 Bathroom, 555 sqft

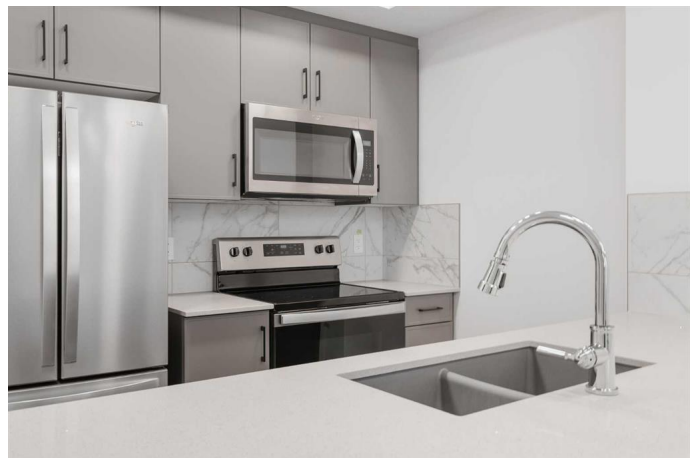
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Experience elevated living in the heart of Calgary's award-winning lakeside community of Mahogany. This beautifully designed 1-bedroom, 1-bath third-floor unit in Sandgate offers soaring ceilings, stylish finishes, and a functional layout—ideal for first-time buyers, downsizers, or savvy investors. The kitchen is outfitted with quartz countertops, full-height 42" upper cabinets, and a brand-new Whirlpool stainless steel appliance package. Luxury vinyl plank flooring runs throughout the main living area, while the bedroom features soft carpeting, a walk-through closet, and convenient access to a semi-ensuite bath.

Step outside to your spacious south facing balcony, complete with a gas line for BBQs and rough-in for air conditioning. A large laundry room with stackable washer and dryer provides plenty of additional storage space. This pet-friendly building is just steps from Westman Village, where you'll find boutique shops, cafes, restaurants, fitness studios, and everyday essentials. Residents also enjoy access to Sandgate's private fitness studio and guest suites, as well as exclusive membership to the Mahogany Beach Club—offering year-round recreation like swimming, paddle boarding, tennis, and more.

With transit, schools, playgrounds, daycare, grocery stores, and dog parks all within walking distance, this vibrant lakeside lifestyle



has everything you need at your doorstep.
Move-in ready and perfectly located—this is
Mahogany living at its finest.

Built in 2025

Essential Information

MLS® #	A2228482
Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	317, 140 Mahogany Street Sw
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Cement Fiber Board, Stucco, Wood Frame

Additional Information

Date Listed	June 9th, 2025
Days on Market	6
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.