

# \$387,900 - 212, 140 Mahogany Street Se, Calgary

MLS® #A2243156

**\$387,900**

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to your new home in Mahogany - where lake days, coffee dates, and quick strolls to your favourite shops are all part of the package. This brand new 2 bed/2 bath condo with 880+ sqft was just built by Hopewell and has never been lived in. Everything is move-in ready - including window coverings! Inside, itâ€™s modern and fresh. White cabinets, black hardware, quartz counters, a big kitchen island, and stylish lighting. The LVP flooring keeps things low-maintenance and good-looking, while both bedrooms have soft carpet to warm things up. Bedrooms are split on opposite sides- ideal if you want a separate space to work, host guests, or zen out with yoga. The primary bedroom has a walk-through closet straight into your private bathroom. The second full bath is right next to the other bedroom - super handy. Thereâ€™s storage everywhere - kitchen pantry, big laundry room, and even a private storage locker in front of your titled underground parking stall. A 21-foot balcony with a gas line invites grill sessions or relaxed morning coffee, and A/C is already roughed in. Live steps from Mahogany Lake, the beach club, trails, groceries, caf  s, and weekend brunch. The Sandgate condo complex is packed with extras too - guest suites for visitors, a big fitness centre, lending library, bike storage, a huge BBQ patio, and the Great Lawn - an open 3,000 sq ft green space with gardens. This is condo life that feels like a real lifestyle upgrade.



Built in 2025

Essential Information

MLS® #	A2243156
Price	\$387,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	212, 140 Mahogany Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4E1

Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Storage, Visitor Parking, Bicycle Storage, Guest Suite, Picnic Area
Parking Spaces	1
Parking	Parkade, Underground, Titled

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

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

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	1
Zoning	M-H2
HOA Fees	416
HOA Fees Freq.	ANN

**Listing Details**

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

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.