



THE
A-TEAM

**RE/MAX
FIRST**

10 MAHOGANY Mews #213, Calgary T3M 2R1

MLS® #: **A2203250**

Area: **Mahogany**

Listing Date: **03/18/25**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **554**
Low Sqft:
Ttl Sqft: **554**

DOM

35

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,Recreation Facilities,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	68`1" x 36`1"	Kitchen	Main	26`0" x 24`4"
Foyer	Main	24`4" x 16`2"	Walk-In Closet	Main	25`8" x 16`2"
Bedroom - Primary	Main	39`8" x 30`7"	4pc Bathroom	Main	25`8" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$353

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **1710290**

Remarks

Pub Rmks: **\$14,000 Price Reduction! Welcome to Sandgate in Mahogany - Your Gateway to Lakeside Living! Step into this beautifully maintained 1 bed, 1 bath condo nestled in the heart of Mahogany, one of Calgary's most desirable lake communities. Built in 2017 and in fantastic condition, this modern unit offers a perfect blend of style, comfort, and convenience. Enjoy an open concept layout featuring 9-foot ceilings, stainless steel appliances, rock countertops, and sleek laminate plank and tile flooring, with cozy carpet in the bedroom and walk through closet leading to your ensuite. The west facing exposure fills the space with natural sunlight, while the huge private balcony with a natural gas hookup is perfect for summer BBQs. There's also a rough-in for an A/C unit, ready for your future upgrade. The Sandgate building offers an array of amenities, including a fully equipped fitness centre, secure bike storage, a library, and a secured storage locker for your convenience. Residents also enjoy access to short-term rental suites for guests and a BBQ patio area available for larger gatherings through the condo board. Best of all, you'll have exclusive access to Mahogany's private beach, lake, and fishing spots, the ultimate retreat just steps from your door. Located minutes from South Health Campus, major retailers, public transit, schools, and the Seton YMCA, this is lakeside living with all the urban perks. Don't miss this incredible opportunity to own in one of Calgary's premier lake communities!**

Inclusions: **TV wall mount.**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





