# \$469,900 - 404, 30 Mahogany Mews Se, Calgary

MLS® #A2204767

### \$469,900

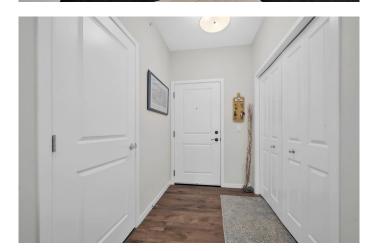
2 Bedroom, 2.00 Bathroom, 1,030 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully upgraded top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Mahogany. FEES INCLUDE HEAT AND WATER. Featuring contemporary paint, high ceilings, and wide plank laminate flooring throughoutâ€"including both bedrooms, this home offers a modern, airy feel from the moment you walk in. The spacious fover includes a dedicated laundry room and ample storage. The first bedroom features a bright window and large closet, with the main 4-piece bath just steps away, boasting quartz countertops. The primary suite is a private retreat with a large window, walk-in closet, and a 3-piece ensuite with quartz counters and glass walk-in shower. The open-concept living space is flooded with natural light from multiple windows and includes a spacious living room and a stunning kitchen with a massive island, quartz countertops, and abundant cabinetryâ€"ideal for entertaining. You'II also appreciate the peaceful balcony with gas hook up, perfect for BBQing and relaxing. The titled underground parking stall and adjacent storage locker are conveniently located in the heated parkade. Located in the vibrant Mahogany community, you're a short walk to Westman Village's restaurants and shops, including Chairman's Steakhouse, The Banquet, and more. Enjoy easy access to the 63-acre Mahogany Lake, where you can swim, paddleboard, fish, skate, or snowshoe seasonally. The Mahogany Beach Club also







offers tennis, pickleball, basketball, skate parks, and kilometres of scenic paths. There's even a nearby off-leash park in Auburn Bay for your pets. With quick access to both Stoney and Deerfoot Trails, getting around the city is a breeze. This one has it allâ€"see it before it's gone!

Built in 2020

#### **Essential Information**

MLS® # A2204767 Price \$469,900

Bedrooms 2

Bathrooms 2.00 Full Baths 2

Square Footage 1,030
Acres 0.00
Voor Built 2020

Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 404, 30 Mahogany Mews Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M3H4

#### **Amenities**

Amenities Clubhouse, Elevator(s), Fitness Center, Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Underground, Secured, Titled

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters,

Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Stone, Stucco, Wood Frame

## **Additional Information**

Date Listed March 22nd, 2025

Days on Market 46

Zoning M-H2

HOA Fees 472

HOA Fees Freq. ANN

# **Listing Details**

Listing Office 2% Realty

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