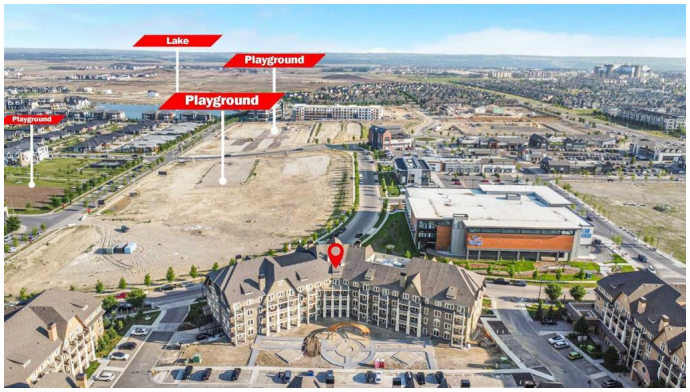
$389,900 - 112, 140 Mahogany Street, Calgary

MLS® #A2230286

$389,900
2 Bedroom, 2.00 Bathroom, 863 sqft
Residential on 0.00 Acres

Mahogany, Calgary, Alberta



Step into elevated living in this brand new, beautifully designed 2-bedroom, 2-bathroom corner condo at Sandgate in Mahogany â€“ Calgaryâ€™s premier lake community. Spanning 863sqft, this smartly laid-out home offers upscale finishes, thoughtful upgrades, and an unbeatable lifestyle.
Natural Light & Style:
Wrapped in oversized windows, this corner unit is drenched in natural light, enhanced by designer window coverings already in place. Luxury vinyl plank (LVP) flooring flows through the main living areas for style and durability, while plush carpet in the bedrooms adds a cozy touch.
A Kitchen That Wows:
The kitchen is a showstopper, featuring an oversized island, quartz countertops, sleek black hardware, and upgraded lighting. Whether you love to cook or entertain, this space is equal parts functional and stunning.
Perfectly Private Bedrooms:
With a split-bedroom layout, privacy is built in. The primary suite boasts a large walk-through closet leading into a modern ensuite. The second bedroom is ideally positioned next to a full bath â€“ perfect for guests, roommates, or a home office.
Extra Perks:
In-suite washer & dryer, a generous pantry, multiple closets, plus a storage locker directly in front of your titled underground parking stall make daily life seamless. The private balcony includes a built-in gas line â€“ ready for

summer BBQs â€“ and A/C is roughed-in for future comfort.
Unmatched Community Amenities:
Living at Sandgate means more than just a beautiful home â€“ it's a lifestyle. Enjoy a 1,300 sqft fitness centre, guest suites, a library, bike storage, communal BBQ areas, and The Great Lawn â€“ a lush 3,000 sqft green space for outdoor relaxation.
Lake Life, All Year Round:
Situated along 85 acres of private beachfront, youâ€™ll have year-round access to Mahogany Lake, beaches, paddle boarding, skating, and more. Plus, with 22+ kms of pathways, and quick access to Westman Village and Mahogany Village Market, everything you need is just steps from home.
Ideal Location:
Only 30 minutes from downtown Calgary, with easy access to Highways 2 and 201, future LRT access, and proximity to top employers and universities â€“ Sandgate combines tranquility with urban convenience.
Built by a five-time Developer of the Year award winner, you can buy with confidence knowing your home is backed by a strong legacy of quality and innovation.

Built in 2025

Essential Information

MLS® #	A2230286
Price	$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment

Style	Multi Level Unit
Status	Active

Community Information

Address	112, 140 Mahogany Street
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M4E1

Amenities

Amenities	Bicycle Storage, Elevator(s), Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Titled, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Freezer
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Landscaped
Construction	Cement Fiber Board, Wood Frame

Additional Information

Date Listed	June 11th, 2025
Days on Market	6
Zoning	M-H2
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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