



# 140 Mahogany Street Calgary Alberta

\$359,900

BRAND NEW | MAIN FLOOR UNIT | UPGRADED DESIGNER FINISHES | UNDERGROUND PARKING | GYM & GUEST SUITES | LAKE ACCESS. Perfectly positioned just a short walk to Mahogany Lake and steps from Village Market, this brand new main floor condo delivers a turnkey lifestyle in one of Calgary's most desirable lake communities. Offering 867 square feet of well planned space, this 2 bedroom, 2 bathroom home blends contemporary design with everyday functionality. Inside, wide-plank flooring and soft neutral tones create a fresh, airy feel, while designer lighting and stylish finishes add a modern edge. The open concept layout is anchored by a sleek kitchen featuring stainless steel appliances, stone countertops, full-height cabinetry and a centre island with breakfast bar seating, ideal for casual meals or entertaining friends. A dedicated dining space provides room for larger gatherings while the adjacent living area opens directly to a private patio, offering convenient access and incredible indoor/outdoor connectivity. The two-bedroom layout is ideal for flexibility, with the primary suite offering dual walk-through closets leading to a private ensuite, while the second bedroom and full bathroom are thoughtfully positioned on the opposite side of the unit for added privacy. In-suite laundry, heated underground parking and secure storage near the elevator add comfort and convenience. Residents of this thoughtfully designed complex enjoy access to on-site amenities including a fully equipped fitness centre and two guest suites in Building 10, perfect for visiting friends or family. You'll also benefit from full lake privileges, giving you year-round access to the beach club, tennis courts, skating rinks, and scenic wetland pathways. Whether you're walking to coffee, groceries, or lakeside yoga, this vibrant community offers a connected and fulfilling lifestyle! (id:6769)

Kitchen 12.17 Ft x 8.42 Ft  
Dining room 9.92 Ft x 6.58 Ft  
Living room 11.00 Ft x 14.25 Ft  
Laundry room 7.00 Ft x 6.08 Ft  
Primary Bedroom 9.00 Ft x 14.08 Ft

Bedroom 9.50 Ft x 13.83 Ft  
Other 7.67 Ft x 6.00 Ft  
4pc Bathroom 4.83 Ft x 8.25 Ft  
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Listing Presented By:



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LPT Realty



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