



# 140 Mahogany Street Calgary Alberta

\$540,000

Experience the pinnacle of lake-community living in this exceptional 1,255 sq. ft. condo located in the award-winning community of Mahogany. Meticulously maintained and thoughtfully designed, this rare 2-bedroom, 2-bathroom PLUS DEN home with 2 BALCONIES offers the space and comfort of a detached residence with the ease of condo living. The open-concept main living area is filled with natural light and enhanced by wide-plank flooring that flows seamlessly through the kitchen, dining, and living spaces. The kitchen is both stylish and practical, with white cabinetry, quartz countertops, stainless steel appliances, and a generous island- perfect for everyday living, entertaining, or working from home. The living and dining areas flow easily together, creating a warm and welcoming space. The primary bedroom offers a quiet retreat with a private balcony, walk-in closet and a dual-vanity ensuite featuring quartz counters and modern finishes. A second generously sized bedroom is located near the second full bathroom, ideal for guests or family. The den offers the ideal space for a home office, hobby room, or reading area. A rare feature for condo living, this home includes two South-facing balconies that offer excellent outdoor space and all-day sun. The location provides easy access to Mahogany Lake, private beaches, walking paths, and wetlands, and is within walking distance to Westman Village, dining, shopping, and services. (id:6769)

- Laundry room 6.50 Ft x 11.00 Ft
- Kitchen 9.08 Ft x 13.42 Ft
- Dining room 8.42 Ft x 10.75 Ft
- Living room 12.00 Ft x 13.00 Ft
- Primary Bedroom 13.00 Ft x 13.00 Ft
- Bedroom 11.00 Ft x 11.58 Ft

- Den 9.42 Ft x 11.08 Ft
- 3pc Bathroom Measurements not available
- 5pc Bathroom Measurements not available
- Other 6.17 Ft x 21.08 Ft
- Other 7.00 Ft x 16.17 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca