

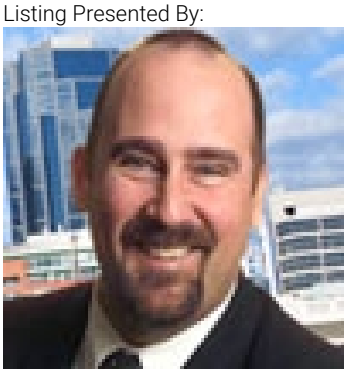
# 140 Mahogany Street Calgary Alberta

$249,900

REDUCED! Welcome to this beautifully maintained, mint-condition condo in one of Mahogany's newest buildings, ideally situated in a highly desirable location within the complex! Offering a rare, oversized double patio, this ground-level unit provides an exceptional outdoor living space overlooking the beautifully landscaped courtyard, complete with beautiful flowers and a welcoming seating area. Enjoy added privacy with no neighboring unit on one side, along with the convenience of your own private entrance.Inside, you'll find a bright, open-concept floor plan featuring modern finishes, wide-plank flooring, and numerous windows that fill the space with natural light. The kitchen is both stylish and functional, featuring an island, thick stone countertops, ceiling-height cabinetry, and a stainless steel appliance package. There is also plenty of room for a separate dining area, making this an ideal space for entertaining. The spacious primary bedroom offers a walkthrough closet with direct access to the main bathroom, while a separate laundry room with additional storage adds to the everyday convenience. The unit also includes titled parking, and residents can enjoy the added convenience of an on-site fitness centre.Located in the heart of Mahogany, one of Calgary's most sought-after lake communities, you'll enjoy walking distance to an abundance of shops, restaurants, and everyday amenities, along with quick access to public transportation, Stoney Trail, and Deerfoot Trail. With lake access, excellent building amenities, and an unbeatable location, this is an excellent opportunity to enjoy low-maintenance living in a vibrant community! (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft
Bedroom 9.25 Ft x 12.00 Ft
Dining room 10.58 Ft x 8.00 Ft
Kitchen 8.25 Ft x 7.58 Ft
Laundry room 5.67 Ft x 5.92 Ft
Living room 9.67 Ft x 12.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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