



# 30 MAHOGANY Mews Calgary Alberta

\$409,997

Welcome to this AIR-CONDITIONED 2 BEDROOM, 2 BATHROOM, 898 SQ FT CORNER UNIT in the heart of MAHOGANY - one of Calgary's most desirable LAKE COMMUNITIES! This stunning condo includes TITLED PARKING in the HEATED UNDERGROUND PARKADE, a STORAGE UNIT + full access to the MAHOGANY BEACH CLUB AMENITIES!! Stepping inside the Foyer, you're greeted w/NEUTRAL Colours, 9 FT CEILINGS + UPGRADED Vinyl Plank Flooring that leads you down the hall; 4-PC Bathroom sits next to the 2nd GOOD-SIZED Bedroom - this split-bedroom layout is IDEAL for GUESTS, ROOMMATES, or a PRIVATE HOME OFFICE - w/a stacked WASHER/DRYER conveniently located across from the bathroom. Enjoy the OPEN-CONCEPT layout filled w/NATURAL LIGHT from your SOUTH + WEST FACING WINDOWS, + discover an array of UPGRADED FEATURES that truly set this home apart. The Eat-In Kitchen is equipped w/UPGRADED SS Appliances, 1 1/4 " GRANITE Counters, a Tiled Backsplash + Bright White CABINETRY w/a FULL PANTRY - delivering both style + function for everyday living or entertaining. The Living Room is WARM + INVITING, filled w/sunlight from the LARGE WINDOWS, creating the perfect place to unwind, host friends, or enjoy a quiet evening in. With its SEAMLESS CONNECTION to the dining area + kitchen and direct access to your PRIVATE SOUTH-FACING COVERED BALCONY, this space offers an ideal blend of comfort, flow + relaxation. The PRIMARY SUITE features LARGE WINDOWS, a WALK-IN CLOSET + a beautifully appointed 4-PC ENSUITE w/EXTRA STORAGE + a GLASS WALK-IN SHOWER - your personal retreat after a busy day. Additional perks include IN-SUITE LAUNDRY, CENTRAL A/C (wall unit), LUXURY VINYL PLANK FLOORING, and a spacious foyer with coat + linen closets. This WELL-MANAGED, PET-FRIENDLY building (with board approval) offers ELEVATOR ACCESS, VISITOR PARKING, and condo fees that INCLUDE Water, Heat, Insurance, Reserve Fund Contributions, Professional ...

Living room 14.83 Ft x 13.00 Ft

Eat in kitchen 9.67 Ft x 9.25 Ft

Primary Bedroom 12.17 Ft x 11.50 Ft

Other 7.83 Ft x 5.08 Ft

Bedroom 11.08 Ft x 10.42 Ft

Foyer 9.58 Ft x 4.17 Ft

Laundry room 3.67 Ft x 3.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

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

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

3pc Bathroom 8.92 Ft x 4.92 Ft

Other 18.17 Ft x 5.92 Ft