



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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213, 140 Mahogany Street SE  
Calgary, Alberta

MLS # A2228652



\$378,000

|             |                                                                                                                                             |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                                                                                           | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                                                         | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                             | Condo Fee: | \$ 513 |
| Basement:   | -                                                                                                                                           | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Concrete, Stucco, Wood Frame                                                                                            | Zoning:    | M-H2   |
| Foundation: | Poured Concrete                                                                                                                             | Utilities: | -      |
| Features:   | Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |            |        |
| Inclusions: | N/A                                                                                                                                         |            |        |

Brand New! Gorgeous two bedroom, two bath unit with a huge “long balcony with secured underground parking in the Lake Community of Mahogany! Modern color palette and design. Luxury vinyl plank flooring. 9 ft ceilings. Beautiful kitchen with quartz countertop, large island eating and stainless steel appliances. Open floorplan with the kitchen being open to the dining area and living space. Light and bright, sunny south balcony (air-conditioning roughed in). Large primary bedroom with walk-through closet with its own ensuite with quartz countertop. Spacious second bedroom that can fit a king bed. In-Suite washer & dryer in a large flex room that can be added storage, pantry or closet space. Blinds are included! Secured underground parking stall #with storage space in front. New home warranty. Onsite amenities to enjoy as the Gym, Bike Storage Room, Library, Two Guest Suites, Communal BBQ’s, garden & large green space “The Great Lawn” to enjoy. Pet Friendly Building, (with Board Approval) allowing Up to 2 Pets, Under 35 lbs each. Great location steps to Mahogany Lake! Lake privileges gives you access to the Mahogany Beach Club with Calgary’s largest fresh water lake with private sandy beaches offers you year round fun with boating, kayaking, paddle boarding, picnic areas, playgrounds, fishing, and skating in the winter. Over 22+ Kms of scenic wetland walking and bike paths. Fantastic amenities, shops, restaurants, coffee shops and more of Westman Village and Mahogany Village Market. Only a five minute drive to the South Health Campus Hospital. View the 3D Tour (purple house symbol). Fantastic property in an incredible community where you can enjoy lake living in the City! Welcome Home!