

# \$450,000 - 104, 30 Mahogany Mews Se, Calgary

MLS® #A2165496

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

This bright & immaculate 2 bed/2 bath condo in the highly desirable community of Mahogany could be your next home! Walking into the home you'll appreciate the updated paint, high ceilings & wide plank laminate flooring throughout. The good sized foyer features loads of storage & a dedicated laundry room with tons of shelving. The spacious first bedroom features a sunny window for plenty of light & large closet. The main 4 pc. bath features quartz counters and an additional wall cabinet for storage. The primary suite features a huge window for light, a good sized walk in closet with custom built ins, and a good sized 3 pc ensuite featuring quartz counters, generous wall cabinet and large glass doored walk in shower. The open concept main living space features tons of windows flooding the area with natural light, a spacious living room large enough for a sectional and a large kitchen featuring a huge island with seating for 6, quartz countertops and loads of storage, great for entertaining. You'll also love the Mini Split AC unit! The peaceful deck off the living area is great for enjoying a glass of wine at the end of the day. The underground parkade is perfect for those cold winter days and the tiled stall & adjacent storage locker is conveniently located close to both the elevator & stairwell for easy access with groceries, etc. The vibrant community of Mahogany has it all! The home is easy walking distance to all the amenities of Westman Village incl. shops & restaurants like



Chairman's Steak House & The Banquet, groceries, and more. Walking distance to the stunning 63 acre Mahogany lake, where you'll enjoy the beaches, swimming, paddle boarding, and fishing in the warmer months, snowshoeing & skating in the winter, the Beach Club with numerous activities, tennis & pickle ball courts, basketball & skate parks, km's of bike & walking paths and close to the off leash park in Auburn Bay for your fur babies. With easy access to both Stoney Trail and Deerfoot Trail, you can get to anywhere you need to be with ease. See it before it's gone!

Built in 2020

### Essential Information

MLS® #	A2165496
Price	\$450,000
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	104, 30 Mahogany Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H4

### Amenities

Amenities	Beach Access, Bicycle Storage, Fitness Center, Guest Suite, Picnic Area, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	BBQ gas line
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2024
Date Sold	October 9th, 2024
Days on Market	26
Zoning	M-H2
HOA Fees	427.52
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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