

**312, 30 Mahogany Mews SE**  
**Calgary, Alberta**

**MLS # A2171500**



**\$284,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	545 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All window coverings, garage door opener, Barbecue

Welcome to this delightful 1-bedroom, 1-bathroom condo nestled in the highly sought-after LAKE community of Mahogany. Upon entering, you'll be welcomed by elegant laminate flooring that flows throughout the main living areas, creating a warm and inviting atmosphere. The open-concept design highlights a contemporary kitchen, featuring sleek stainless steel appliances, a stylish kitchen island, and a handy pantry for all your storage needs. The living area effortlessly transitions to a private balcony, an ideal spot for unwinding outdoors, complete with a BBQ hookup for those summer cookouts. The spacious bedroom boasts a walk-in closet that conveniently connects to a beautifully designed 4-piece bathroom. This condo also includes a TITLED underground parking space, which offers additional storage for your convenience. Residents can take advantage of a variety of amenities, including a fully-equipped gym, cozy library nooks, bike storage, inviting outdoor gathering spaces, and a guest suite for visiting friends and family. Beyond the comforts of your new home, the vibrant Mahogany community provides access to stunning lakes and beaches, a diverse selection of shopping venues, and a wide range of dining options. Experience the perfect combination of modern living and community charm in this exceptional condo! You won't be disappointed.