

# \$374,900 - 202, 30 Mahogany Mews Se, Calgary

MLS® #A2211248

**\$374,900**

2 Bedroom, 1.00 Bathroom, 649 sqft

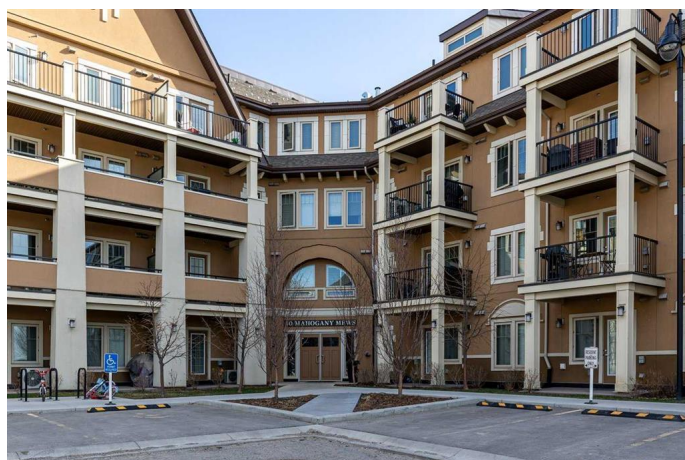
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

PRICE REDUCED! Step into style and comfort with this stunning 2-bedroom, 1-bath condo located in the heart of the award-winning lake community of Mahogany. Whether you're a first-time home buyer or an investor, this beautiful unit offers the lifestyle you've been looking for — just steps from Mahogany's scenic lake, beaches, and walking paths. Located directly across from Westman Village, you'll have restaurants, shops, parks, playgrounds, and schools right at your fingertips.

This bright and inviting home features 9-foot ceilings, an open-concept layout, and a spacious balcony with a gas line for BBQs, perfect for entertaining or relaxing outdoors. The modern kitchen overlooks the dining and living areas, allowing for effortless everyday living and seamless entertaining. A full 4-piece bathroom, in-suite laundry with extra storage, and central A/C add to the comfort and convenience. Additional highlights include: titled underground heated parking stall, storage unit conveniently located in front of the stall. On-site amenities: a fully equipped gym, cozy library/lounge areas, bike storage, and beautiful outdoor gathering spaces. Enjoy everything Mahogany has to offer — from lakeside living and lush green spaces to nearby shopping, coffee shops, dining, and transit access.

Don't miss your opportunity to own in one of Calgary's most desirable communities. Book your private showing today!



Built in 2020

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211248          |
| Price          | \$374,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 649               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 202, 30 Mahogany Mews Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3H4                  |

## Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Elevator(s), Beach Access, Bicycle Storage, Clubhouse, Fitness Center |
| Parking Spaces | 1                                                                     |
| Parking        | Underground                                                           |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                  |
| Cooling           | Wall Unit(s)                                                                                               |
| # of Stories      | 4                                                                                                          |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete, Stucco, Wood Frame

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market        25  
Zoning                 M-H2  
HOA Fees              428  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.