

# \$469,900 - 404, 30 Mahogany Mews Se, Calgary

MLS® #A2204767

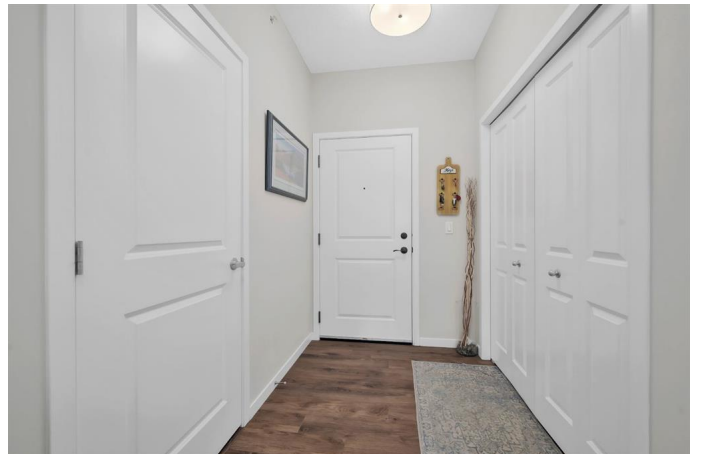
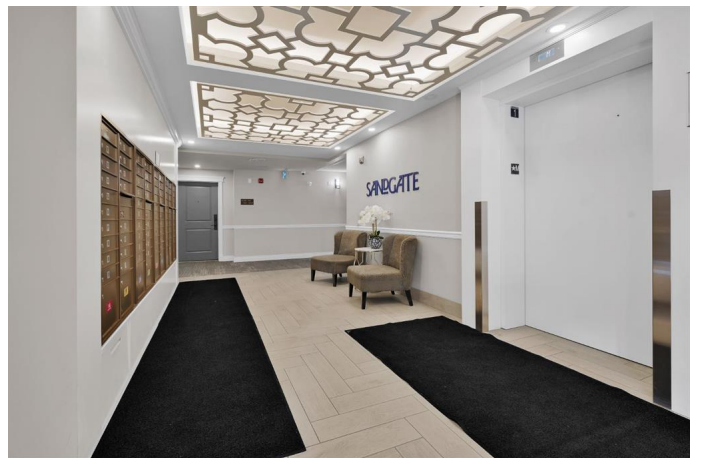
**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully upgraded top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Mahogany. FEES INCLUDE HEAT AND WATER.

Featuring contemporary paint, high ceilings, and wide plank laminate flooring throughout—including both bedrooms, this home offers a modern, airy feel from the moment you walk in. The spacious foyer includes a dedicated laundry room and ample storage. The first bedroom features a bright window and large closet, with the main 4-piece bath just steps away, boasting quartz countertops. The primary suite is a private retreat with a large window, walk-in closet, and a 3-piece ensuite with quartz counters and glass walk-in shower. The open-concept living space is flooded with natural light from multiple windows and includes a spacious living room and a stunning kitchen with a massive island, quartz countertops, and abundant cabinetry—ideal for entertaining. You™ll also appreciate the peaceful balcony with gas hook up, perfect for BBQing and relaxing. The titled underground parking stall and adjacent storage locker are conveniently located in the heated parkade. Located in the vibrant Mahogany community, you're a short walk to Westman Village™'s restaurants and shops, including Chairman™'s Steakhouse, The Banquet, and more. Enjoy easy access to the 63-acre Mahogany Lake, where you can swim, paddleboard, fish, skate, or snowshoe seasonally. The Mahogany Beach Club also



offers tennis, pickleball, basketball, skate parks, and kilometres of scenic paths. There's even a nearby off-leash park in Auburn Bay for your pets. With quick access to both Stoney and Deerfoot Trails, getting around the city is a breeze. This one has it all—see it before it's gone!

Built in 2020

### Essential Information

MLS® #	A2204767
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 30 Mahogany Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H4

### Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Secured, Titled

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters,
-------------------	---

	Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	31
Zoning	M-H2
HOA Fees	472
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% 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.