

# \$439,900 - 404, 30 Mahogany Mews Se, Calgary

MLS® #A2263496

## \$439,900

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.00 Acres

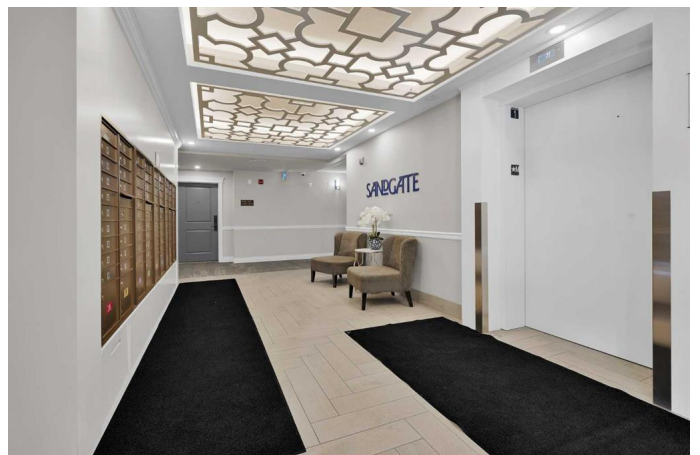
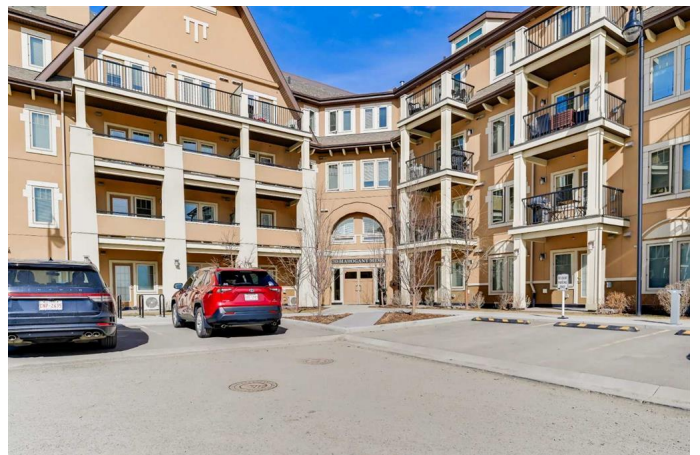
Mahogany, Calgary, Alberta

Don't miss this beautifully upgraded, top-floor condo in Mahogany! This 2-bed, 2-bath unit features a modern, airy design with high ceilings and wide-plank laminate flooring throughout. The open-concept kitchen is a showstopper, with a massive island and quartz countertops, perfect for entertaining. The primary suite is a private retreat with a walk-in closet and a stylish ensuite. A second bedroom, another full bath, and in-suite laundry provide everything you need. You'll love the peaceful balcony with its gas hookup and the convenience of a titled underground parking stall and storage locker. The location is unbeatable: walk to Westman Village for dining and shopping, and enjoy year-round fun on the 63-acre Mahogany Lake. Easy access to Stoney and Deerfoot Trails makes commuting a breeze. This one has it all!

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263496  |
| Price          | \$439,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,031     |
| 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      | Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal |
| Parking Spaces | 1                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Underground                         |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer        |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 4                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 7                 |
| Zoning         | M-H2              |
| HOA Fees       | 472               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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