



GRASSROOTS
REALTY GROUP

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**3309, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2215387



\$379,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shoe cabinet , Storage closet in Kitchen.

Welcome to this stunning 2-bedroom, 2-bathroom CORNER end unit condo, in-unit washer/dryer, underground titled parking, nested in the highly sought-after lake community of Mahogany. Boasting over 938 sq. ft., this is one of the largest units in the complex. Freshly PAINTED with recently UPGRADED CARPETS, this move-in-ready home welcomes you with a spacious Foyer complete with a closet and shoe rack. A convenient workstation/office space down the hallway makes working from home a breeze. The thoughtfully designed open-concept layout places the two bedrooms on opposite ends for added privacy, each featuring ceiling fans with lights. The stylish kitchen offers modern cabinetry, quartz countertops in a classic black-and-white look , stainless steel appliances, a large pantry-style storage closet, and a breakfast ledge. The dining area features a modern light fixture with a ceiling fan, while the bright and spacious living area includes a large window and access to a wraparound balcony, —perfect for BBQs with its gas line hookup. The primary bedroom features a large window, walk-in closet, and a 4-piece ensuite, while the second bathroom includes a soaker tub and dual-flush toilet. Enjoy the convenience of in-suite laundry, titled underground parking near the garage entrance, and an adjacent storage unit. With quick access to Stoney and Deerfoot Trails, Mahogany residents enjoy lake access with sandy beaches, nearby shopping, a daycare in the building, schools, playgrounds, South Health Campus, and the YMCA just minutes away. Vacant and ready for quick possession—book your showing today!