



GRASSROOTS
REALTY GROUP

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**1102, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2220851



\$364,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Discover the perfect blend of comfort and convenience in this beautiful 2-bedroom, 2-bathroom end-unit condo in the sought-after lake community of Mahogany. With a spacious and functional open-concept layout, this home is designed for effortless living. The entry hallway welcomes you into a bright home, where large windows fill the living space with natural light. The kitchen is both stylish and functional, featuring stainless steel appliances, ample cabinetry, and plenty of counter space, while the living room extends onto your private patio, offering the perfect spot to unwind. The primary bedroom is a true retreat, complete with a 4-piece ensuite and generous closet space, while a second bedroom and an additional 4-piece bath provide flexibility for guests, a home office, or family living. In-suite laundry adds everyday convenience. This unit has been recently refreshed with brand-new luxury vinyl plank (LVP) flooring, plush carpeting in the bedrooms, and fresh paint, creating a modern and inviting atmosphere. Its corner location ensures added privacy, being tucked away from parking areas and high-traffic zones, and with low heating costs, you will enjoy year-round comfort and efficiency. A titled parking stall is included for your convenience. As one of Calgary's most desirable lake communities, Mahogany offers a four-season recreational lifestyle with exclusive lake access, sandy beaches, swimming, paddleboarding, and year-round activities. Enjoy extensive walking paths, wetlands, and scenic parks, perfect for outdoor enthusiasts. The Mahogany Village Centre features an array of shopping, dining, and services, while schools, playgrounds, and quick access to Seton's South Health Campus make this location ideal for families and professionals alike. Don't miss the chance to own this exceptional condo in Mahogany—book your

showing today! VIRTUAL STAGING gives you a great feel for the space and feel.