



GRASSROOTS
REALTY GROUP

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**1202, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2222907



\$355,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, See Remarks		

Inclusions: N/A

OPEN HOUSE- Saturday June 14th, 12:00-2:00 PM ** Step into this bright and beautifully designed corner unit that truly has it all! With an abundance of natural light and a smart, spacious layout, this home offers 2 generously sized bedrooms (perfectly positioned on opposite sides for privacy), 2 full bathrooms, and a dedicated work-from-home station to keep life organized and productive. Love to cook or entertain? You'll be inspired by the designer kitchen, featuring quartz countertops, sleek cabinetry, stainless steel appliances, a stylish backsplash, and a contemporary eating bar. The open-concept living and dining areas are warm and welcoming, with durable cork flooring that's both cozy and low-maintenance. The primary bedroom is your private retreat, complete with a walk-through closet (featuring built-in organizers) and a serene ensuite bath. The second bedroom is versatile and spacious—ideal for kids, guests, or as a flex space to suit your lifestyle. Step outside to your private balcony, perfect for sunny mornings or BBQ nights. You'll also enjoy the everyday conveniences of in-suite laundry, underground parking, separate storage, and exclusive lake access. All of this in a location that can't be beat—just steps from the lake, transit, Mahogany Village Market, grocery stores, restaurants, cafes, and shops. Your stylish, low-maintenance lifestyle starts here!