



GRASSROOTS
REALTY GROUP

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**3411, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2223020



\$330,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

*** Check out the YouTube video for community and unit highlights *** | TOP FLOOR UNIT | MASSIVE COVERED PATIO | LAKE ACCESS | WALK TO THE BEACH | STEPS TO JAYMAN VILLAGE & 52 ST SHOPS | PET FRIENDLY | Welcome to Unit #3411 at "51 Oak" in Mahogany—an incredibly affordable 2-bedroom condo in one of the best locations in the community. Whether you're a first-time buyer or looking for a solid investment close to the South Health Campus, this unit is a great option—and it's available just in time to enjoy summer at the lake. The condo features two spacious bedrooms, with the primary offering plenty of closet space and an east-facing view, with the second bedroom being ideal for guests or a home office. The large 4-piece bathroom includes an oversized vanity and a tub/shower combo. The kitchen comes well-equipped with quartz countertops, stainless steel appliances, a large breakfast bar, lots of cabinet space, and a custom tile backsplash. The open living and dining area offers great space to relax, with large windows and access to the oversized covered patio with a gas line—perfect for enjoying summer evenings or your morning coffee while watching the sunrise. Additional features include in-suite laundry, a tiled and heated underground parking stall, plus a separate storage locker. Set in a quiet complex, this top-floor unit is just steps from West Beach and close to the Wetlands, Mahogany Lake, schools, parks, shopping, Jayman Village, Seton YMCA, South Health Campus, transit, and more. Community amenities include lake access with two beaches, The Beach House, a winter hockey rink, summer skate park, tennis courts, over 35km of walking paths around the Wetlands Nature Reserve and a dog park along 52nd street. Don't miss out on this

well-priced condo—summer at the lake is calling!