



GRASSROOTS
REALTY GROUP

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**1113, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2234883



\$340,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

If you want to take advantage of true Mahogany living at a great price point, then this bright and beautifully designed easy access unit truly has it all! With an abundance of natural light, a smart, spacious layout design and NEW FLOORS, this home impresses from the moment you walk in. The bright and open layout is perfect for everyday living and entertaining, featuring large windows in the living room that flood the space with natural light which highlights the upscale finishes throughout the home. Your modern kitchen is set up for cooking and entertaining, it boasts of stainless steel appliances, stylish backsplash, lots of storage space in your sleek cabinets and a generous eat up bar ideal for casual dining or hosting guests. 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. The primary bedroom is your private retreat, complete with a walk-through closet (lots of space) 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. This bedroom also comes with its own full bath. Enjoy your morning coffee or an evening of barbecue on your private balcony. This ground floor offers excellent convenience for pet owners or if you just don't fancy going on elevators. Other everyday conveniences of in-suite laundry, underground parking, separate storage, and exclusive lake access awaits you. All of these in a location that can't be beat—just steps from the lake, transit, Mahogany Village Market, school, restaurants, cafes, and shops. DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFUL CONDO YOUR NEXT HOME OR INVESTMENT PROPERTY!

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