



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1406, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2237128



\$329,500

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 358
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Experience lakeside living at its finest in this top-floor 2-bedroom, 1-bathroom unit located in the highly desirable lake community of Mahogany. This beautifully maintained condo has been freshly painted and offers breathtaking lake views from both the master bedroom and the spacious living room. Enjoy the peace and quiet of top-floor living while taking in the stunning natural scenery every day. The functional layout features a bright and open-concept living space, a modern kitchen with ample cabinetry, and a full 4-piece bathroom. The unit also includes secure underground parking for added peace of mind. Perfectly located close to schools, shopping, the South Health Campus, and with quick access to both Deerfoot and Stoney Trails, this home combines comfort, convenience, and an unbeatable location. Whether you're a first-time buyer, downsizer, or investor, this is an exceptional opportunity to own in one of Calgary's most vibrant and amenity-rich communities.