



GRASSROOTS
REALTY GROUP

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**2416, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2245591



\$295,000

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, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Immediate Summertime Possession with Full lake access! This lovely 2 bedroom & 1 bath is located in the trendy 51 Oak complex within walking distance to Mahogany's West Beach & short distance to all amenities in Mahogany Plaza & World class Westman Village. Ideally situated within the complex on the Top Floor with City & Lake views from a large Balcony! The chefs kitchen is equipped with abundance of cupboards, granite countertops, convenient eating bar & stainless steel appliances. The primary bedroom is spacious with a large closet & large window & the second bedroom is convenient & decent size. The underground heated parking plus the caged storage will add to your convenience of life! Enjoy all Mahogany has to offer in this Lake Living lifestyle.