



GRASSROOTS
REALTY GROUP

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1401, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2253992



\$379,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 547
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, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1401, 11 Mahogany Row SE — a stunning top-floor corner unit offering the perfect blend of style, comfort, and convenience in one of Calgary's most desirable lake communities. This is a rare opportunity to own a 2 bedroom, 2 bathroom condo in the heart of Mahogany, just steps from the lake, walking paths, restaurants, and all the vibrant amenities the community has to offer. Step inside and be greeted by a bright and open-concept layout featuring sun-filled south and west exposure, flooding the space with natural light and offering distant mountain views. The living, dining, and kitchen areas flow seamlessly, creating a spacious environment ideal for both relaxing and entertaining. Enjoy cooking in the upgraded kitchen complete with a premium appliance package, including a fridge with water & ice maker and a sleek induction stove. Thoughtful updates such as new engineered hardwood flooring, plush carpet in the bedrooms, and modern light fixtures add to the home's fresh feel. Both bedrooms are generously sized, with the primary suite featuring a private 4-piece ensuite and walk through closet. The second bedroom is ideal for guests, family, or a roommate setup, with a full bathroom nearby. Additional features include underground heated parking, separate storage, and access to Mahogany's unmatched amenities — including the private lake, and an array of nearby shops, cafés, and dining options.