



GRASSROOTS
REALTY GROUP

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2105, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2255915



\$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:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions:	N/A
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Welcome to #2105, 11 Mahogany Row SE — a stylish main floor apartment tucked away in one of Calgary's most sought-after lake communities. This 2 bedroom, 1 bathroom home is designed with both comfort and convenience in mind. A standout feature is the private balcony with no neighbouring unit attached, offering rare seclusion and direct outdoor access through a gated entry — ideal for pet owners or anyone who enjoys the feel of having their own backyard space with grass just steps away. Inside, you'll find an open concept layout with a modern kitchen featuring sleek cabinetry, stainless steel appliances, and granite countertops, flowing seamlessly into the bright living area. The primary bedroom is spacious and welcoming, while the second bedroom offers versatility for guests, an office, or hobbies. In-suite laundry with full-sized, front load machines makes everyday living simple and efficient. Life in Mahogany means more than just a home — it's a lifestyle. Residents enjoy access to the community's lake, sandy beach, and walking paths, all just minutes from the front door. Plus, you're steps away from local favourites like Analog Coffee, dining options like Chairman's Steakhouse and Alvin's Jazz Club, boutique shops, fitness and spin studios, and all of the vibrant amenities of Westman Village. Whether you're looking for a first home, a downsizing option, or a smart investment, this condo delivers both privacy and connection in one of the city's most vibrant neighbourhoods.