



**GRASSROOTS**  
REALTY GROUP

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**2103, 11 MAHOGANY Row SE**  
**Calgary, Alberta**

**MLS # A2263004**



**\$365,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Beautifully Upgraded Corner Unit in Mahogany! Welcome to this stunning 2-bedroom, 2-bathroom main floor corner unit, one of the largest floor plans in the building! Featuring rich cork flooring, granite countertops, and upgraded stainless steel appliances, this home perfectly blends comfort and style. Enjoy your morning coffee on the east-facing patio drenched in natural sunlight, or take a short walk to a wide variety of shops, caf&eacute;s, and restaurants just minutes away. You&rsquo;ll love the convenience of underground parking and the unbeatable amenities of lake living! Located just steps from West Beach and close to the Wetlands, Mahogany Lake, schools, parks, shopping, Jayman Village, Seton YMCA, South Health Campus, transit, and more, everything you need is right at your doorstep. Community highlights include private lake access with two beaches, The Beach House, a winter hockey rink, summer skate park, tennis courts, over 35 km of scenic walking paths around the Wetlands Nature Reserve, and a dog park along 52nd Street. Don&rsquo;t miss your chance to enjoy this incredible lifestyle.