



GRASSROOTS
REALTY GROUP

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1309, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2267633



\$385,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Lifestyle at Mahogany West Beach with stunning lake views and relaxing atmosphere. Experience magnificent lake views of Mahogany West Beach and the shimmering water from every space within this exceptional condo, including the inviting balcony. This unique residence is a true sanctuary, offering relaxation after a long day and providing a welcoming atmosphere for friends and guests. Upon entering, you'll find yourself leaving all stress behind, embraced by the tranquil surroundings. Comfort across all seasons. During the winter months, a soft cork floor adds warmth and comfort, allowing you to enjoy the peaceful lake scenery while sipping a hot cup of tea. As summer arrives, you can unwind on the balcony, taking in the spectacular beach view and enjoying the refreshing afternoon breeze. The condo's open concept design features two spacious bedrooms, two bathrooms, and a versatile study, all within just under 900 square feet. Granite countertops in the modern kitchen and both bathrooms lend an air of elegance, making this one of the most distinctive condos in the pet-friendly building. Enjoy the convenience of underground parking, in-suite laundry, and a personal storage locker. With prime location and outdoor activities, living here feels like being part of a private beach club, with exclusive amenities and a relaxed vibe. The condo is ideally located just a four-minute walk from the beach and the scenic lake trail. Paddle boarding, skating, and lakeside lounging are all part of daily life, making this an enviable place to call home. If your day is not over yet, walk three blocks to some of the best restaurants and pubs in south Calgary. The only thing missing from this picture-perfect lifestyle is you! Welcome home.