



**GRASSROOTS**  
REALTY GROUP

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**3305, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2272956**



**\$340,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** Any and all shelves currently attached.

Welcome to 51 Oak! This stunning West-facing, 3rd-floor showstopper delivers pure STYLE & PIZZAZZ. Featuring a spacious 2 Bed (+ DEN), 2 Bath layout, this home is defined by airy laminate flooring, custom feature walls, and upgraded designer lighting throughout. The modern kitchen is a culinary dream, boasting floor-to-ceiling cabinetry, granite countertops, stainless steel appliances, and a sleek eat-in bar for quick meals. Flow seamlessly into the formal dining room, or retreat to the cozy, quiet den with discreetly integrated laundry. The living area serves as the heart of the home, anchored by a striking stone feature wall and sliding doors that open to your sun-drenched balcony. This unit offers the ultimate split-bedroom floorplan, ensuring superior privacy by separating the sleeping quarters with the living space. The primary retreat features walk-through his/her closets and a private ensuite, while the second bedroom is generously sized with adjacent bath access. Located steps from shopping and a short stroll to the Mahogany Beach Club, this is an unbeatable lifestyle opportunity. Call your REALTOR® today—at this price, it won't last long!