



GRASSROOTS
REALTY GROUP

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**3407, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2277124



\$359,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Live Elevated in Mahogany: Calgary's Most Vibrant Lake Community Step into top-floor living with this modern 2-bedroom, 2-bathroom condo in the heart of Mahogany, where every day feels like a vacation. Designed with a smart open layout, this home features luxury vinyl plank flooring, a sleek kitchen with granite countertops, stainless steel appliances, and ample storage. Unwind on your private balcony with sweeping panoramic views complete with a gas line for summer BBQs and sunset cocktails. Enjoy the convenience of underground parking, in-suite laundry, and your own storage locker because ease should never be a luxury. Love the outdoors? You're just a 4-minute stroll to Mahogany's West Beach, where paddle boarding, skating, and lakeside lounging are part of everyday life. Whether you're a first-time buyer, a savvy investor, or someone who craves an active lifestyle, this is the ultimate low-maintenance retreat. Pet-friendly (with board approval) and loaded with value, this one checks every box. Explore the immersive 3D iGuide tour and schedule your private showing today.