



GRASSROOTS
REALTY GROUP

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1309, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2280217



\$349,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

This third-floor, two-bedroom, two-bath condo offers direct lake views and walkable access to Mahogany West Beach, delivering a lifestyle that is both calm and convenient. The open layout is oriented toward the water, with the view extending from the living space onto the balcony, making it a natural focal point throughout the home. The floor plan is efficient and well considered, featuring two true bedrooms, two full bathrooms, and a dedicated study area for added flexibility. Granite countertops in the kitchen and bathrooms provide a timeless finish, while cork flooring adds warmth and comfort during the winter months. The pet-friendly building includes titled underground parking, a personal storage locker, and in-suite laundry, with condo fees covering heat, water, parking, professional management, reserve fund contributions, and snow removal. Located minutes from the beach, lake pathways, and year-round activities, and within walking distance to Mahogany's restaurants and caf  s, this home offers an easy, lake-centered lifestyle. Welcome to Mahogany.