



**2413, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2291458



\$325,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Chandelier, Open Floorplan, Track Lighting		

Inclusions: None.

This is a top-floor corner unit and that matters. No one above you, no noise from the hallway on two sides, and windows wrapping the south, southeast, and southwest. Natural light from morning through evening. It's one of the quieter positions in the building, and one of the larger floor plans available. The living room is generous for a condo this size. There's room for a proper sofa, a coffee table, and still space to move around. The cork flooring runs through the main living areas. It's softer underfoot than hardwood and keeps the space feeling warm. This isn't a unit where you feel like you're living in a box. The corner layout gives you that extra breathing room that most condos in this price range just don't have. The kitchen sits open to the living and dining area with no walls cutting it off and no awkward transition. Upgraded appliances, a microwave hood fan above the stove, good counter space, and enough cabinetry to actually store things. The layout is practical and the flow makes sense whether you're cooking for one or having people over. There's also a built-in desk just off the kitchen area, It keeps a workspace tucked in without eating up a whole room. The dining area sits between the kitchen and the living room, big enough for a full table and chairs, with natural light coming in from multiple directions. Morning coffee here with the south sun coming through is a pretty good way to start a day. The primary bedroom comfortably fits a king bed with nightstands on both sides and still leaves you room to move. Dual closets mean storage isn't an issue. The 4-piece ensuite is off the primary and well-sized. It's your own bathroom, private to the bedroom, which matters when you have guests or a roommate using the second bath. The second bedroom is also a solid size, fits a queen easily, and works just as well as a home office or flex space if you don't need the second bedroom full

time. It has direct access to the second full 4-piece bathroom in the hall. In-suite laundry is included, washer and dryer in the unit. Step out onto the south-facing balcony. You've got south and west exposure, which means afternoon and evening sun. One titled, heated underground parking stall is included. Assigned storage locker also included, separate from the unit, on the parkade level. Condo fees cover heat, water. Electricity is the only utility you're paying separately. Outside the front door, you're in Mahogany, one of the few lake communities in Calgary where the lake access is actually good. Residents get two beaches, the Beach House, tennis courts, a skating rink in winter, and over 35 km of pathways that wind through the wetlands. It's a community where people actually use the amenities. Seton is a short drive with a grocery store, restaurants, coffee shops, a Cineplex, and South Health Campus all within a few minutes. Deerfoot and Stoney Trail are both easily accessible.