



**2412, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2293240**



**\$259,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** All window coverings

Welcome to 51 Oak. This gorgeous 2 bedroom, 1 bathroom top floor unit really does have it all!! As you enter you are greeted with an open floor plan designed with laminate floors throughout. Granite counter tops and stainless steel appliances line your chef inspired kitchen that opens to your dining area and living room making it the perfect space for entertaining or for quite nights at home with the family. The primary bedroom is a great size for all of your bedroom furniture and a window overlooking the courtyard. The second bedroom is also a great size and could also be the perfect space for a home office or gym. Your north-west facing balcony offers great views and is the best place for morning coffee or a glass of wine in the evening. With amazing shops, restaurants and Mahogany Lake within a few minutes walk from your front door, 51 Oak is one of Calgary's most desired complexes. Do not miss out on this opportunity to make this perfect unit your new home and obtain the lifestyle that comes with it.