



**3107, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2300408



\$244,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 51 Oak, ideally situated in the highly sought-after SE lake community of Mahogany. This beautifully maintained condo offers over 500 sq ft of thoughtfully designed living space, complete with 1 bedroom, 1 full bathroom, and a titled parking stall. Step inside to discover durable vinyl plank flooring and a bright, open-concept layout that maximizes both comfort and functionality. The living area seamlessly extends to a spacious private patio through sliding glass doors, perfect for relaxing during warmer months. The modern kitchen showcases sleek white cabinetry, quartz countertops, stainless steel appliances, and a convenient island with breakfast bar seating. The generously sized bedroom features a large walk-through closet, providing ample storage, while the well-appointed 4-piece bathroom and in-suite laundry add everyday convenience. The titled parking stall is ideally located just steps from the patio, offering easy access through a secondary entrance. Enjoy the best of Mahogany living with the lake just a short walk away, offering year-round amenities from swimming and paddleboarding in the summer to skating in the winter. You’ll also appreciate being within walking distance to a vibrant shopping centre, complete with popular dining and retail options. Schools, parks, playgrounds, and public transit are all nearby, making this an exceptional location for a variety of lifestyles. Whether you’re a first-time homebuyer, downsizer, or investor, this stylish and low-maintenance unit presents an incredible opportunity to own in one of Calgary’s most desirable communities. Book your private showing today!