



**2105, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2300773



\$285,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: N/A

Welcome to #2105, 11 Mahogany Row SE — a home that offers something rarely found in condo living: true privacy, seamless outdoor access, and a lifestyle that extends beyond your front door. Tucked into the heart of Mahogany, this beautifully designed 2-bedroom, 1-bathroom main floor unit stands apart from the rest. One of the most compelling features of this home is the fully private, ground-level balcony with no neighbouring units beside it and the peaceful green space just beyond. Complete with its own access gate, this isn't just a balcony — it's your shortcut to the outdoors. Whether it's letting the dog out with ease, stepping out to get groceries without navigating shared hallways, or unwinding in a quiet, secluded setting, this space redefines what condo living can feel like. Inside, the home is bright, open, and thoughtfully laid out for everyday living. Large windows invite natural light throughout, while the modern kitchen anchors the space with crisp white cabinetry, granite countertops, stainless steel appliances, and a central island perfect for casual meals or entertaining. The adjacent living area offers a comfortable place to relax, designed to feel both functional and inviting. The primary bedroom is a calm and spacious retreat with excellent natural light, while the second bedroom offers flexibility — ideal for guests, a home office, or a creative space. In-suite laundry with full-sized front-load machines adds an extra layer of everyday convenience. But what truly elevates this home is the lifestyle that comes with it. Living in Mahogany means access to Calgary's most celebrated lake community — with year-round enjoyment of the lake, sandy beaches, scenic walking paths, and vibrant green spaces. Just steps away, Westman Village brings boutique shops, dining, and local favourites like Chairman's

Steakhouse, Alvin's Jazz Club, and Analog Coffee right into your daily routine. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this is more than just a condo — it's a rare opportunity to own a home that blends privacy, practicality, and community in one of Calgary's most sought-after neighbourhoods.