



**2307, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2304153**



**\$310,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Rare! A 2 bedroom, 2 bathroom apartment with 2 TITLED PARKING stalls and LAKE ACCESS in the sought after community of Mahogany. Located on the third floor, close to the elevator, this sunny and bright unit has been impeccably maintained. With two bedrooms with huge closets located on either side of the unit for privacy, there are also 2 full, 4 piece baths, an in suite laundry room, a 'den' which is great flex space depending on your needs all joined together by the open great room. The kitchen has tons of counter and eating space and comes with stainless steel appliances. The sunny south facing balcony is a peaceful outdoor space. You will enjoy the convenience of two titled stalls, one underground, steps to the elevator includes additional storage and the other on the surface is just a short walk. Located close to the lake entrance (yes, private lake membership comes with this unit) where you can enjoy a variety of year round activities, included with your membership. Retail and most services are just a block or two away and quick and easy access to Stoney Trail is super convenient. Vacant possession is available any time after May 31st