



**2417, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2144585**



**\$412,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Walk-In Closet(s)		

**Inclusions:** N/A

Wow! This bright and beautiful TOP FLOOR unit means no residents above you. The condo apartment offers panoramic views of the LAKE and CITY SKYLINE. Enjoy the contemporary design featuring granite countertops, stainless steel appliances, and a large kitchen island. The spacious living room opens to a large balcony, perfect for summer BBQs with its natural gas line and breathtaking views. The apartment boasts two large bedrooms: the primary bedroom features a king-size bed setup, a his-and-hers walk-through closet, and a 4-piece ensuite, while the second bedroom also accommodates a king-size bed and offers an oversized closet. A desk nook off the foyer provides an ideal work-from-home space. Enjoy the convenience of in-suite laundry, heated and titled underground parking, additional storage, and professional management. Located just steps from Mahogany's Urban Village, you'll have easy access to amenities such as Sobeys, Tim Hortons, ATB Financial, State & Main Kitchen + Bar, Kinjo Sushi & Grill, The Canadian Brewhouse, Subway, Cobs, Dairy Queen, Scotiabank and more. Only 5 minutes from South Health Campus and 2 blocks from West Beach. Ideal for both first-time homebuyers and savvy investors, this condo offers the perfect blend of luxury, convenience, and lakeside living. Don't miss out on this incredible opportunity.