



**2202, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2147659

\$415,000



Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	943 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

Inclusions: N/A

2 BED | 2 BATH | TITLED UNDERGROUND PARKING | IN-SUITE LAUNDRY. Welcome to this bright and inviting 2-bedroom, 2-bath condo in the sought-after 51 Oak complex in the beautiful community of Mahogany. This corner unit offers over 940 sq. ft. of comfortable living space, making it perfect for those who enjoy a blend of convenience and style. You'll love being just a short walk away from the lake, various shopping venues, convenient transit options, and an array of delightful restaurants. As you step inside, you'll be greeted by a welcoming foyer with ample storage space, perfect for keeping your home organized. The foyer also includes a cozy den area with a built-in desk, ideal for those who work from home or need a quiet study space. The cork flooring adds a touch of warmth and comfort to the entryway. The kitchen is a bright and modern space, designed to be both functional and stylish. It features stainless steel appliances, sleek granite countertops, a stylish backsplash, and contemporary cabinetry, making meal preparation a joy. Whether you're cooking a gourmet dinner or a quick snack, this kitchen has everything you need. The open-concept layout seamlessly integrates the dining area, breakfast bar, and living room, creating a spacious and airy feel. The living room is filled with natural light from the wrap-around windows, creating a cheerful and welcoming atmosphere. A patio door leads to the deck, which is equipped with a gas BBQ hookup, making it the perfect spot for outdoor entertaining or simply relaxing with a book. For added convenience, the condo includes a laundry closet with a stacked front-loading washer and dryer, making laundry day a breeze. The master bedroom is a true retreat, featuring his and her closets for ample storage space and a large four-piece ensuite bathroom with granite counters. The second bedroom is also generously sized,

with a big closet and easy access to the main bathroom, which continues the granite theme for a clean, modern look. The condo also includes bright and clean heated underground parking, ensuring your vehicle stays warm and dry year-round. Available for immediate possession to enjoy the rest of summer at the lake - call now to book your private showing!