



**2410, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2160695



\$415,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	839 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

With 84 acres of lake and beachfront, 74 acres of naturalized wetlands, 22 km of community pathways, and a wide variety of shops, stores, and restaurants, it's no wonder Mahogany has been repeatedly recognized as one of Calgary's best communities. Experience lakeside living with this beautiful TOP FLOOR 2-bedroom, 2-bathroom condo in this highly sought-after community. This home offers a perfect blend of contemporary elegance and low-maintenance convenience, ideal for anyone who appreciates modern comfort and an amenity rich neighbourhood. Upon entering, you'll notice the spacious, open floor plan with a generous living room and separate dining area. There is a cozy den area with a built-in desk just off of the entrance. The well-appointed kitchen has stainless steel appliances, a functional sit-up island, abundant cabinet space, and granite countertops. There is a large primary bedroom with 4-piece ensuite as well as a good-sized second bedroom and another 4-piece bath. The cork flooring throughout the main living area adds a touch warmth to this home. Enjoy the added convenience of an in-unit washer and dryer, titled underground parking with a dedicated storage locker, and a generous south-facing balcony. that is perfect for summer relaxation, and features a natural gas line ready for your BBQ grill. Located just a short walk from Mahogany's West Beach, this condo provides unparalleled access to a range of outdoor activities. The West Beach area is equipped with picnic spots, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day complex with washrooms and changing facilities. Whether it's winter skating parties, summer beach barbecues, or leisurely walks, Mahogany offers year-round outdoor enjoyment. Ideal for first-time home buyers,

down-sizers, and savvy investors alike, this condo also welcomes cats and dogs under 20 lbs. (maximum of 2 pets) with board approval. Don't miss the opportunity to call Mahogany home.