



**2302, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2165999**



**\$419,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2015 (9 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>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home		

**Inclusions:** retractable sunscreen on patio

A rare find w/2 TITLED parking spots! Searching for a great condo in the heart of Calgary's best lake community? Your wait is over! This beautiful, corner unit w/over 930 sq.ft offers great design & privacy. Functional kitchen w/granite counters, stainless steel appliances and sleek, modern cabinetry w/an extra set of cupboards that offers more storage&hellip;a great upgrade. Spacious living room is flooded with natural light w/windows along 2 sides. West facing balcony is a great space to enjoy the outdoors & is complete w/a gas line. Retractable screen offers the shade you need on those hot summer days. Primary bedroom is well sized and can accommodate your king bed and furniture. Walk-through closet leads into the 4-pc ensuite. Large second bedroom is across the hall so a great floorplan for a roommate or those working from home. 4-pc bath & tech counter complete the unit. Newer laminate floor through, peak-a-boo lake views and 2 parking stalls means you don't need to worry about finding street parking. Pet friendly building w/board approval. Great location w/easy access to the Beach Club, Sobey's and all the amenities in Mahogany and 130th. Jump onto 52nd St and connect to Stoney Trail or Deerfoot in no time. Don't miss this opportunity!