



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3407, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2173534



\$389,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	855 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

Step into sleek, modern living in this top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With a smart open layout, luxury vinyl plank flooring, and a stylish kitchen featuring granite counters and stainless steel appliances, this home checks all the boxes for easy, low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line—perfect for summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life that much simpler. Just a 4-minute stroll to Mahogany's West Beach for year-round lake fun—think paddleboarding in the summer and skating in the winter. The perfect spot for first-time buyers, investors, or anyone who loves the outdoors. Pet-friendly with board approval. Check out the 3D iGuide tour and book your showing today!