



**1113, 11 MAHOGANY Row SE
Calgary, Alberta**

MLS # A2173668



\$384,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	845 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

This spacious 2 BED | 2 BATH | MAIN FLOOR UNIT is located in the quiet, desirable LAKE community of MAHOGANY. This unit boasts of several features that will make for a comfortable and stylish lifestyle. Enjoy your assigned HEATED UNDERGROUND PARKING, IN-UNIT LAUNDRY, AMPLE LIGHTING, FULL HEIGHT CABINETS, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, OPEN FLOOR PLAN etc. This unit features 2 large bedrooms with 2 full baths. Room number 1 has double closets while room number 2 has a well appointed walk in closet. Need a workspace? The unit also features a built in work space. Spend your summer afternoons in the covered patio which is ideal for barbecuing or just for lounging. The unit's patio also makes for easy access to the outside through the patio doors. Enjoy easy and quick access to shopping and amenities. This unit is just steps away from the Westman village center, few minutes from the West Beach and 5 minutes drive from the YMCA, the South Health Campus and other amenities. If exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, indoor and outdoor fitness equipment, barbecue pits, a hockey rink and more sounds like a lifestyle for you, then get your Realtor and book your showing now.