



GRASSROOTS
REALTY GROUP

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**3309, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2179716



\$418,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	939 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: SHOE RACK AND BENCH IN FRONT ENTRANCE

ONE OF THE LARGEST IN THE COMPLEX, over 938 sq ft 2 bedroom, 2 bath & OFFICE CORNER UNIT condo with TITLED PARKING, presents an opportunity for you to own real estate for less than what you would pay in rent! OR BUY AN ENVESTMENT. In the beautiful community of Mahogany this complex is located conveniently close (just a short walk) to the Mahogany Shopping Village and Westman Village shopping plaza. With easy access to both Stoney and Deerfoot trails, and just a short 5-minute walk from the amenities within the 4 season Mahogany community including 74 acre wetlands with surrounding walking/cycling trails, 3 gated and connected lakes with wide sandy beaches for residents and their guests to enjoy year round with free use of kayaks, canoes, pedal boats, SUPs, beach volleyball, NG fire pits, BBQ sites, many playgrounds, movies in the park, fishing in all 3 lakes and tennis/pickleball courts. There is an abundance of winter activities such as skating on the lake with a Zamboni cleared path, along with annual year-round celebration open to all residents. Central to this vibrant community is the 22,000 sq. ft. Mahogany Beach Club facility which hosts even more activities, programs, a full-size gymnasium and gathering spaces. The expanding local village market offers a car wash, a pharmacy, shopping, restaurants, doctors, dentists, banks, coffee shops and so much more. South Health Campus hospital and the world's largest YMCA are both a 5-minute drive away. Area schools and daycares provide many choices for your family. This modern spacious condo is designed in a classic white and black style, white beautiful quartz counters, SS appliances with water and ice in the refrigerator and a Breakfast bar that seats at least 3. The primary bdrm is large enough for big furniture and has a walk-in closet as well as a 4-piece

ensuite with a deep soaker tub and dual flush toilet. The 2nd bdrm is a good size and the 2nd 4-piece bath also has a soaker tub and dual flush toilet. There is a desk area in the hallway, and a large balcony, covered and facing west, perfect for summer sunsets. Comes with secure underground titled parking and 1 storage locker, conveniently located Infront of the parking stall. Don't miss this opportunit