



GRASSROOTS
REALTY GROUP

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

**1204, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2180685



\$379,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	843 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Excellent opportunity for this value-priced upscale two-bedroom, two-bath, second-floor unit in "51 Oak" in Mahogany. Mahogany is Calgary's six-time community of the year and offers resort living and shopping 365 days a year. Enjoy rich finishing with polished granite countertops, cork and LVP flooring, stainless steel appliances, a custom nook for a great little office, estate casing and baseboard, and more. This beautiful home is in excellent condition with no disappointments. Walk to the West Beach with loads of shopping, a daycare on the corner, and excellent access in and out of the community.