



**1211, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2193365



\$398,800

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	943 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Owned, Parkade, See Remarks, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

This stunning unit is the largest in the complex on the market right now! Embrace the allure of lakeside living in this elegant 2-bedroom, 2-bathroom CORNER apartment with a titled heated underground parking spot, situated in the coveted Mahogany community. As one of the largest CORNER units in the building, this spacious residence offers both comfort and style in a prime location. Ready for immediate occupancy, this spacious residence is a haven for those who appreciate modern design, easy maintenance, and close proximity to Mahogany Lake, shopping, and a full range of amenities. Step into your ideal home featuring an open-concept layout, large windows in every bedroom that fill the bedrooms with natural light, a generous living area, built-in closets, and a well-planned design focused on comfort. Just a short walk from the Mahogany Lake Beach Club, this apartment offers quick access to peaceful outdoor retreats. The kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, a practical sit-up island, plentiful upgraded cabinet space, and granite countertops in both the kitchen and bathrooms. Additional conveniences include an in-unit washer and dryer, titled underground parking with a storage locker, and a spacious balcony overlooking the courtyard, complete with a natural gas line for effortless summer BBQs. Situated just a 4-minute walk from Mahogany's West Beach, you'll have access to picnic areas, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day-use complex with washrooms and changing facilities. Whether you're skating in the winter, grilling in the summer, or taking leisurely walks in the fall, Mahogany provides a vibrant outdoor lifestyle year-round. This apartment is perfect for first-time homebuyers and savvy investors alike. Pets under 20 lbs are

welcome (up to 2, with board approval). Schedule a showing today and explore the 3D iGuide Virtual Tour!