



GRASSROOTS
REALTY GROUP

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**3419, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2197356



\$369,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	843 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 498
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: none

This top-floor 2 bed and 2 bath apartment is located in the sought-after SE community of Mahogany and is within walking distance to Mahogany's West Beach and Promenade and only a few steps away from the many amenities at Mahogany Plaza. You are also within walking distance of the shops and restaurants at the famous Westman Village. Enjoy the many festivities both Westman Village and Lake Mahogany offer throughout the year, including boating, skating, swimming, music, fishing, and much more. It has an open concept plan with bedrooms on opposite sides of the layout. It has an area that can be used as a work-from-home office. It comes with one underground tiled parking stall, and a BBQ gas line to the covered balcony. The Central Beach site is located minutes away where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier indoor and outdoor fitness equipment, barbeque pits, a hockey rink, and more. This is a pet-friendly apartment and has a kitchen with a breakfast bar and in-suite laundry. It has a southwest west-facing covered balcony that lets in lots of natural light to both bedrooms and the living room. Book your showing now before it's too late!