



**3316, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2206263



\$370,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: Gas BBQ

Welcome to a charming 2-bedroom, 2-bathroom apartment condo located right in the heart of Mahogany! This lovely home is freshly painted, professionally cleaned, and has new carpet in the bedrooms. MOVE-IN-READY! As you step into the foyer and kitchen, you'll notice the tile flooring that beautifully complements the bright kitchen with its full-height cabinets, stainless steel appliances, and contemporary lighting. The granite countertops throughout add a touch of elegance. With an open floor plan, entertaining is effortless, and having NO SHARED WALLS with other neighbours means you'll experience unmatched privacy. The primary bedroom includes "his and hers" closets with full-size mirror doors and a 4-piece ensuite. The second bedroom is adaptable, ideal for use as an office, gym, or playroom. Picture enjoying a summer BBQ or a peaceful coffee moment on the spacious covered patio. You're just steps away from the West Beach entrance to Mahogany Lake, with easy access to Mahogany Village amenities, wetlands, and extensive pathways. The Westman Village shopping plaza is nearby, and both the South Health Campus hospital and the YMCA are just a 5-minute drive away, making this a truly unbeatable location! Whether you're buying your first home, downsizing, or investing, this low-maintenance home is perfect for an active lifestyle. Plus, it's ready for quick possession. Don't let the opportunity to own this condo pass you by!