



GRASSROOTS
REALTY GROUP

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

**1114, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2206354



\$350,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

This beautiful, well-maintained ground-floor condo in the highly sought-after Mahogany lake community offers both convenience and modern comfort. With its private entrance through patio doors, this bright and airy 2-bedroom, 2-bathroom unit provides easy outdoor access, making it ideal for those who appreciate a seamless blend of indoor and outdoor living. With updated carpet and luxury vinyl plank flooring, this condo presents a fresh, contemporary feel throughout. The well-thought-out layout features bedrooms on opposite sides of the unit, ensuring privacy and peace for everyone. The central living and dining area creates a welcoming space for relaxation and entertaining, making this home as functional as it is stylish. The contemporary kitchen is designed for both beauty and efficiency, with full-height cabinetry, stainless steel appliances, and modern light fixtures. A computer workstation adds to the practicality of the space, perfect for working from home or personal projects. An in-suite washer and dryer make daily living even more convenient. The spacious primary suite is a true retreat, featuring a walk-through closet and a 4-piece ensuite bath for ultimate comfort and privacy. The second bedroom is generously sized, with a massive walk-in closet and easy access to the second bathroom, offering added convenience for guests or family members. Located on the ground floor, this condo provides direct access to the outdoors, offering both ease and accessibility. Living in Mahogany means enjoying a fantastic 4-season lake lifestyle. Whether you're boating in the summer or skating in the winter, the lake is perfect for year-round recreation. The community is well-connected, with parks, shopping centers, restaurants, and public transportation all just moments away. Plus, with Deerfoot and Stoney Trails nearby, as well as Calgary South Hospital, everything

you need is within easy reach. Experience the perfect combination of comfort, convenience, and location in this stunning Mahogany condo!