

3407, 11 Mahogany Row SE  
Calgary, Alberta

MLS # A2218102



**\$379,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 855 sq.ft.                                           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | -                                                    |               |                   |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Central, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | \$ 483 |
| <b>Basement:</b>   | None                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame                                                                      | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Back on the Market! Buyers couldn't secure financing. Own this modern top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With only two weeks left before this home is off the market, now is the time to act! This condo boasts a smart open layout, luxury vinyl plank flooring, and a stylish kitchen with granite counters and stainless steel appliances—perfect for low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line for those summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life easy and convenient. Located just a 4-minute stroll to Mahogany's West Beach, you'll enjoy year-round lake fun paddle-boarding in the summer, skating in the winter, and everything in between. Ideal for first-time buyers, investors, or anyone who loves an active outdoor lifestyle. Pet-friendly with board approval. This incredible property is only available for two more weeks, don't wait! Check out the 3D iGuide tour and book your showing today!