

**1210, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2153815**



**\$435,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Portable Air Conditioner "As is"

Wow! RARE opportunity. One of the LARGEST UNITS in the best building on the LAKE SIDE of the complex!! CORNER UNIT, With peek-a-boo LAKE VIEWS & PARKING, STORAGE and IN-SUITE LAUNDRY! Vacant and ready for you to move in today! Gorgeous Spacious 937sf, 2 bed and 2 full bath. Excellent functionality with large, separated bedrooms including a primary suite complete with a large walk-through closet and 4-piece ensuite. The second bedroom has the best lake view! Chic Kitchen design with quartz counters, custom cabinetry, stainless steel appliances, and functional sit up island. Head out to the large balcony perfect to enjoy summer bbq's or entertaining. Unit also features a large front foyer with closet and a built-in work station/desk. Gorgeous wide planked flooring and ceiling fans in every room! 1 Titled underground parking stall complete with secure storage locker. Easy walkable location to all of Mahogany's amazing amenities and lake access! Fabulous opportunity, these larger corner units in this location of the building are hard to come by!