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# GRASSROOTS
REALTY GROUP

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## 1403, 11 Mahogany Row SE
## Calgary, Alberta

**MLS # A2161008**



# $417,500

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|---|---|
| **Division:** | Mahogany |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Low-Rise(1-4) |

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|---|---|---|---|
| **Size:** | 844 sq.ft. | **Age:** | 2015 (9 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

| | |
|---|---|
| **Garage:** | Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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|---|---|---|---|
| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Carpet, Hardwood | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 474 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Composite Siding, Stone, Wood Frame | **Zoning:** | M-X1 |
| **Foundation:** | - | **Utilities:** | - |

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|---|---|
| **Features:** | Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry |

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|---|---|
| **Inclusions:** | N/A |

This stunning top-floor 2-bedroom, 2-bathroom condo is located at 11 Mahogany Row SE, in the desirable community of Mahogany. Featuring underground parking, the unit offers convenient access to Mahogany's private lake. The condo boasts breathtaking lake views, providing a serene atmosphere right from your living space. With modern finishes, recently changed carpets, new paint, and ample natural light, this condo is perfect for those seeking a stylish and comfortable lifestyle. Additionally, there is a city view from the balcony. It's within walking distance to all amenities, with easy access to Deerfoot, Stoney Trail, and 52nd. Enjoy the convenience of nearby amenities and exclusive access to the community's beach and recreational facilities.