

1211, 11 Mahogany Row SE
Calgary, Alberta

MLS # A2171988



\$414,900

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| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 943 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Covered, Garage Door Opener, Owned, Parkade, See Remarks, Titled, Under | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 532 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-X1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: cabinet in the bathroom

This stunning unit is the largest in the complex on the market right now! Embrace the allure of lakeside living in this elegant 2-bedroom, 2-bathroom CORNER apartment with a titled heated underground parking spot, situated in the coveted Mahogany community. As one of the largest CORNER units in the building, this spacious residence offers both comfort and style in a prime location. Ready for immediate occupancy, this spacious residence is a haven for those who appreciate modern design, easy maintenance, and close proximity to Mahogany Lake, shopping, and a full range of amenities. Step into your ideal home featuring an open-concept layout, large windows in every bedroom that fill the bedrooms with natural light, a generous living area, built-in closets, and a well-planned design focused on comfort. Just a short walk from the Mahogany Lake Beach Club, this apartment offers quick access to peaceful outdoor retreats. The kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, a practical sit-up island, plentiful upgraded cabinet space, and granite countertops in both the kitchen and bathrooms. Additional conveniences include an in-unit washer and dryer, titled underground parking with a storage locker, and a spacious balcony overlooking the courtyard, complete with a natural gas line for effortless summer BBQs. Situated just a 4-minute walk from Mahogany's West Beach, you'll have access to picnic areas, a playground, beach volleyball and basketball courts, a fire pit, a dock, a fishing pier, and a day-use complex with washrooms and changing facilities. Whether you're skating in the winter, grilling in the summer, or taking leisurely walks in the fall, Mahogany provides a vibrant outdoor lifestyle year-round. This apartment is perfect for first-time homebuyers and savvy investors alike. Pets under 20 lbs are

welcome (up to 2, with board approval). Schedule a showing today and explore the 3D iGuide Virtual Tour!