

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

**MLS # A2178847**



**\$424,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** none

For more information, please click Brochure button below. Welcome to #1210, 11 Mahogany Row! This stunning, updated corner unit in the prestigious 51 Oak complex offers nearly 950 sq. ft. of bright, spacious living. Featuring 2 bedrooms and 2 bathrooms, it boasts the largest floor plan in the complex with modern upgrades throughout. Step inside to luxurious new vinyl plank flooring, a spacious foyer, and a beautiful kitchen with full-height cabinets, stainless steel appliances, and quartz countertops. The living and dining areas are perfect for entertaining. The primary bedroom features a king-size bed, a walkthrough closet, and a pristine 4-piece ensuite. The second bedroom offers lake views and access to the main 4-piece bathroom. Both bedrooms have new carpeting. This unit includes an office/niche area with a built-in quartz desk and a private balcony surrounded by trees, ideal for relaxing. Located steps from West Beach, the boardwalk, and Mahogany's amenities, including restaurants, shops, gyms, and daycares. Community features include a clubhouse, fishing spots, parks, playgrounds, tennis courts, and walking/bike paths. An annual HOA fee of \$436.50 provides lake access. The unit comes with one titled underground parking space. The condo fee of \$531.61/month covers common area maintenance, heat, insurance, grounds maintenance, professional management, reserve fund contributions, sewer, snow removal, trash, and water. Additional features: in-unit laundry, built-in features, chandelier, granite counters, and more. The pet-friendly complex has no history of post-tension cables and is located on the second floor of a four-floor building.