

**1204, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2180685**



**\$379,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Excellent opportunity for this value-priced upscale two-bedroom, two-bath, second-floor unit in "51 Oak" in Mahogany. Mahogany is Calgary's six-time community of the year and offers resort living and shopping 365 days a year. Enjoy rich finishing with polished granite countertops, cork and LVP flooring, stainless steel appliances, a custom nook for a great little office, estate casing and baseboard, and more. This beautiful home is in excellent condition with no disappointments. Walk to the West Beach with loads of shopping, a daycare on the corner, and excellent access in and out of the community.