

**1209, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2212412**



**\$375,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Mahogany, Calgary's premier beach community offering exclusive lake access and a vibrant beach club. Enjoy kayaking, boating, swimming, BBQ grills, and a huge gas fire pit perfect for colder days or after a refreshing swim. In winter, the beach transforms into a wonderland for ice skating and ice walking. Step inside this beautiful condo featuring 2 SPACIOUS BEDROOMS and 2 LUXURIOS BATHROOMS. The master suite boasts TWO LARGE CLOSETS and an ENSUITE BATH, providing a private retreat. The secondary bathroom features a BIDET for a touch of luxury. The kitchen is a chef's dream with STAINLESS STEEL APPLIANCES, a brand-new microwave hood range installed this year, and a C-SHAPED layout that offers ample cooking space. GRANITE COUNTERTOP and full CEILING-HEIGHT CABINETS cabinets provide plenty of storage, while sensor-activated UNDER-CABINET LIGHTING adds convenience for cooking prep or midnight snacks. The living room and both bedrooms are perfectly positioned to welcome abundant SUNSHINE throughout the day, and all offer stunning lake views. The condo also includes a dedicated space for a HOME OFFICE and a separate LAUNDRY ROOM for added convenience. Enjoy outdoor living on the good-sized balcony equipped with a NATURAL GAS LINE for BBQs, all while taking in the serene LAKE VIEW. This condo comes with one ASSIGNED PARKING SPOT in the HEATED underground parking, easily accessed by a speedy descent down the left stairs, and a dedicated STORAGE SPACE for all your gear. Located right outside the condo is a SHOPPING CENTER with a variety of RESTAURENTS and GROCERY STORES. Plus, an ELEMENTARY SCHOOL is conveniently situated within the community. Don't miss out on this incredible opportunity to live in Mahogany, where every

day feels like a vacation. Schedule your viewing today and make this stunning condo your new home!