

# \$350,000 - 1114, 11 Mahogany Row Se, Calgary

MLS® #A2206354

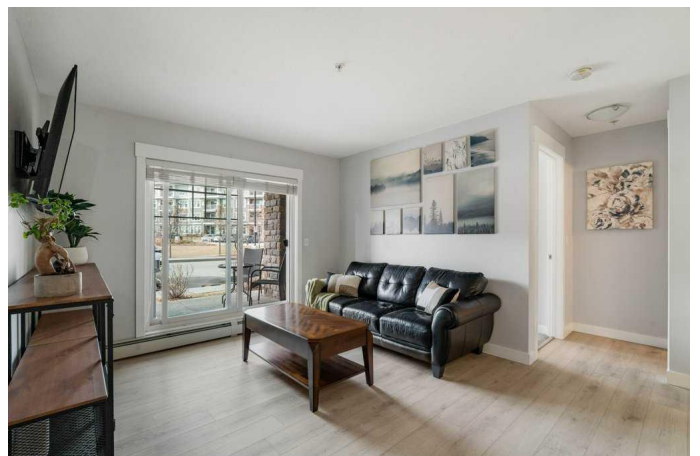
## \$350,000

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

This beautiful, well-maintained ground-floor condo in the highly sought-after Mahogany lake community offers both convenience and modern comfort. With its private entrance through patio doors, this bright and airy 2-bedroom, 2-bathroom unit provides easy outdoor access, making it ideal for those who appreciate a seamless blend of indoor and outdoor living. With updated carpet and luxury vinyl plank flooring, this condo presents a fresh, contemporary feel throughout. The well-thought-out layout features bedrooms on opposite sides of the unit, ensuring privacy and peace for everyone. The central living and dining area creates a welcoming space for relaxation and entertaining, making this home as functional as it is stylish. The contemporary kitchen is designed for both beauty and efficiency, with full-height cabinetry, stainless steel appliances, and modern light fixtures. A computer workstation adds to the practicality of the space, perfect for working from home or personal projects. An in-suite washer and dryer make daily living even more convenient. The spacious primary suite is a true retreat, featuring a walk-through closet and a 4-piece ensuite bath for ultimate comfort and privacy. The second bedroom is generously sized, with a massive walk-in closet and easy access to the second bathroom, offering added convenience for guests or family members. Located on the ground floor, this condo provides direct access to the outdoors, offering both ease and accessibility. Living in



Mahogany means enjoying a fantastic 4-season lake lifestyle. Whether you're boating in the summer or skating in the winter, the lake is perfect for year-round recreation. The community is well-connected, with parks, shopping centers, restaurants, and public transportation all just moments away. Plus, with Deerfoot and Stoney Trails nearby, as well as Calgary South Hospital, everything you need is within easy reach. Experience the perfect combination of comfort, convenience, and location in this stunning Mahogany condo!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206354          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1114, 11 Mahogany Row Se |
| Subdivision | Mahogany                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2L6                  |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                              |

|         |                                     |
|---------|-------------------------------------|
| Parking | Parkade, Stall, Titled, Underground |
|---------|-------------------------------------|

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                |
| Heating           | Baseboard, Boiler, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                         |
| # of Stories      | 4                                                                                                                            |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 36               |
| Zoning         | M-X1             |
| HOA Fees       | 449              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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