

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

MLS® #A2206354

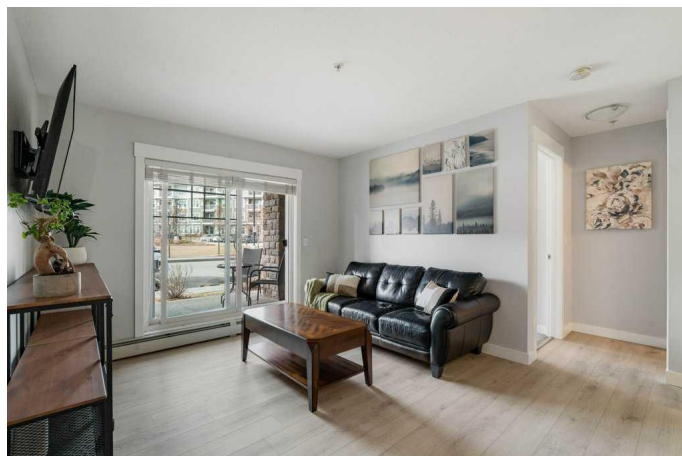
## \$350,000

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	Secured Parking, Visitor Parking, Beach Access
Parking Spaces	1

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

## Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Boiler
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	41
Zoning	M-X1
HOA Fees	449
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.