

**3407, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2218102



\$379,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Back on the Market! Buyers couldn't secure financing. Own this modern top-floor 2-bed, 2-bath condo in Mahogany, Calgary's most vibrant lake community. With only two weeks left before this home is off the market, now is the time to act! This condo boasts a smart open layout, luxury vinyl plank flooring, and a stylish kitchen with granite counters and stainless steel appliances—perfect for low-maintenance living. Unwind on your spacious balcony with panoramic views, complete with a BBQ gas line for those summer evenings. Your own underground parking spot, in-suite laundry, and storage locker make life easy and convenient. Located just a 4-minute stroll to Mahogany's West Beach, you'll enjoy year-round lake fun paddle-boarding in the summer, skating in the winter, and everything in between. Ideal for first-time buyers, investors, or anyone who loves an active outdoor lifestyle. Pet-friendly with board approval. This incredible property is only available for two more weeks, don't wait! Check out the 3D iGuide tour and book your showing today!