

**2118, 11 Mahogany Row SE  
Calgary, Alberta**
**MLS # A2281197**

# \$278,000



|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 338 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Veneer   | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Stone Counters |                   |        |
| <b>Inclusions:</b> | Window covering (blinds)   |                   |        |

Find everyday convenience in Mahogany. Condo living that feels easy, comfortable and practical, here at 51 Oak. This 2 bedroom, 1 bath main floor home offers that hard-to-find balance of privacy and walkability. One of the details you'll appreciate right away: you can walk directly from your nearby titled parking stall into the home through the patio, bypassing shared hallways and main entrances altogether. It's a small detail that makes daily life noticeably better. The covered patio is a welcome retreat on hot summer days, perfect for a crisp morning coffee or relaxing evenings outside. Inside, the layout just makes sense. The living room comfortably accommodates larger furniture and the primary bedroom easily fits a king size bed. The second room flexes nicely as a bedroom, home office, or workout space, whatever meets your lifestyle. In-suit laundry adds to the everyday ease. The home feels calm, clean, and well cared for, low maintenance without feeling limited. Location is where it all comes together. You're walking distance to grocery stores, coffee shops, restaurants, and Mahogany Lake, making daily errands and spontaneous plans feel natural, not rushed. Within a short drive you find the South Health Campus hospital, a movie theater, more grocery stores, coffee shops and restaurants. With low condo fees that include everything except electricity, ownership here is sensible and affordable. If a home in Mahogany has been on your mind, there is no better time. Whether you're stepping into homeownership, simplifying, or adding a smart investment, this is a home that offers privacy, walkable living, and genuine value.