

## 1202, 11 Mahogany Row SE Calgary, Alberta

**MLS # A2222907**



# \$355,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** N/A

Step into this bright and beautifully designed corner unit that truly has it all! With an abundance of natural light and a smart, spacious layout, this home offers 2 generously sized bedrooms (perfectly positioned on opposite sides for privacy), 2 full bathrooms, and a dedicated work-from-home station to keep life organized and productive. Love to cook or entertain? You'll be inspired by the designer kitchen, featuring quartz countertops, sleek cabinetry, stainless steel appliances, a stylish backsplash, and a contemporary eating bar. The open-concept living and dining areas are warm and welcoming, with durable cork flooring that's both cozy and low-maintenance. The primary bedroom is your private retreat, complete with a walk-through closet (featuring built-in organizers) and a serene ensuite bath. The second bedroom is versatile and spacious—ideal for kids, guests, or as a flex space to suit your lifestyle. Step outside to your private balcony, perfect for sunny mornings or BBQ nights. You'll also enjoy the everyday conveniences of in-suite laundry, underground parking, separate storage, and exclusive lake access. All of this in a location that can't be beat—just steps from the lake, transit, Mahogany Village Market, grocery stores, restaurants, cafes, and shops. Your stylish, low-maintenance lifestyle starts here!