

**3311, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2291711**



**\$279,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	631 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<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, Low Flow Plumbing Fixtures, Pantry		

**Inclusions:** N/A

Discover easy, modern living in the heart of Mahogany—one of Calgary’s most desirable lake communities where lifestyle, recreation, and everyday convenience blend seamlessly. Situated in the thoughtfully designed 51 Oak complex, this freshly painted third-floor condo offers a stylish and low-maintenance home in a peaceful, well-kept setting. Built around a beautifully landscaped central courtyard, the development features three carefully planned buildings that create a quiet and welcoming environment from the moment you arrive. Inside, this bright and spacious 2-bedroom home offers an efficient and comfortable layout designed for everyday living. Fresh flooring installed in 2025 brings a crisp, updated feel throughout the space. The open kitchen is both functional and attractive, featuring gleaming stainless steel appliances—including a refrigerator with water and ice—along with granite countertops, a deep double sink with a bistro-style faucet, tall cabinetry, and a classic subway tile backsplash. A convenient breakfast bar seamlessly connects the kitchen to the main living area, creating a natural hub for casual dining, relaxing, or hosting guests. Large windows invite in an abundance of natural light while overlooking the peaceful courtyard below, adding to the bright and airy atmosphere of the home. The bathroom offers a contemporary vessel sink and a deep soaker tub—perfect for relaxing at the end of a long day. Everyday convenience continues with the inclusion of an in-suite stackable front-load washer and dryer. Step outside onto the generously sized balcony, an ideal spot to enjoy your morning coffee, unwind with an evening drink, or simply take in some fresh air throughout the day. Parking and storage are simple and secure thanks to the titled underground stall and attached storage locker—providing valuable

space for seasonal items, tools, and outdoor gear. Living in Mahogany means enjoying access to an exceptional range of community amenities. Residents can take advantage of the private lake for swimming, skating, and fishing, along with beautiful beaches, tennis courts, scenic ponds, and an extensive network of walking paths. The community also hosts vibrant events throughout the year, creating a true neighborhood atmosphere. Everyday essentials—including grocery stores, shops, restaurants, and services—are just minutes away. Whether you’re a first-time buyer, downsizer, or investor, this well-kept and move-in-ready condo offers an outstanding opportunity to enjoy the best of Mahogany living in a comfortable and well-connected home.