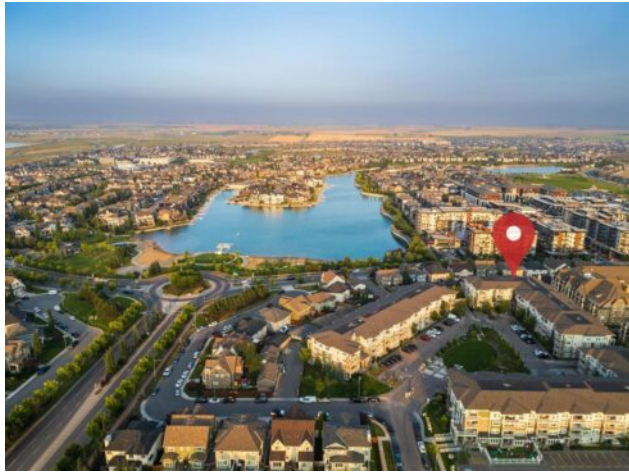


**2105, 11 Mahogany Row SE  
Calgary, Alberta**

**MLS # A2300773**



**\$270,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 338
<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>	Ceiling Fan(s), Granite Counters, No Smoking Home		

**Inclusions:** N/A

With peaceful green space just outside your door and sunlight pouring through oversized windows, this main-floor Mahogany condo offers a refreshing take on condo living. Located in the heart of Mahogany, this beautifully maintained 2-bedroom, 1-bathroom main floor unit stands apart from the rest. Backing onto a peaceful green space, the private ground-level patio offers a quiet retreat and the convenience of direct outdoor access through its own gate &mdash; perfect for morning walks, quick trips outside, or simply enjoying a little extra space and privacy. Inside, the bright and open layout is filled with natural light from large windows throughout. The modern kitchen features crisp white cabinetry, granite countertops, stainless steel appliances, and a central island that connects effortlessly to the living and dining areas, creating a functional space for both everyday living and entertaining. The spacious primary bedroom is flooded with natural light from oversized windows, creating a bright and inviting retreat to start and end your day. The second bedroom provides flexibility for guests, a home office, or additional living space. A full bathroom and in-suite laundry with full-sized front-load machines add to the home's convenience. Beyond the home itself, you'll enjoy all the benefits of living in Mahogany &mdash; Calgary's premier lake community. Spend your summers at the beach, explore the extensive pathway system, and take advantage of the parks, green spaces, and year-round recreation that make the community so desirable. Just steps away, Westman Village offers boutique shopping, dining, and local favourites including Chairman's Steakhouse, Alvin's Jazz Club, and Analog Coffee. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers a rare combination of privacy, practicality, and community in one of

Calgary's most sought-after neighbourhoods.