

**1309, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2305741



\$320,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 51 Oak. Offering one of the best lake views in the building! This third-floor, two-bedroom, two-bath condo offers an open floor plan that faces the water, with clear sightlines from the living room to the balcony. The layout is efficient, with two full bedrooms, two bathrooms, and a dedicated study area that works well for a home office or workstation. The kitchen offers granite counter tops, ample counter space, and stainless steel appliances, as well as a breakfast bar which is great for entertaining guests or having breakfast with family. The bathrooms feature granite countertops, and the unit features cork flooring throughout which adds warmth and comfort. The unit includes titled underground parking, a private storage locker, and in-suite laundry, all within a pet-friendly building. Just minutes from Mahogany West Beach, pathways, restaurants, grocery stores and all the great amenities that Mahogany has to offer. Call now to schedule your private viewing.