

**1114, 11 Mahogany Row SE
Calgary, Alberta**

MLS # A2317021



\$325,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Enjoy easy, low-maintenance living in this impeccably cared-for ground-floor condo located in the award-winning lake community of Mahogany. Thoughtfully designed for both comfort and functionality, this inviting 2-bedroom, 2-bathroom home features a private entrance through the patio doors, offering convenient outdoor access and an added sense of independence. Updated carpet and luxury vinyl plank flooring enhance the interior with a fresh, modern aesthetic. The well-planned layout places the bedrooms on opposite sides of the unit, creating excellent separation and privacy. At the heart of the home, the open-concept living and dining area provides a comfortable setting for everyday living and entertaining alike. The stylish kitchen blends form and function with full-height cabinetry, stainless steel appliances, modern lighting, and a dedicated computer workstation that's ideal for working from home or managing day-to-day tasks. An in-suite washer and dryer add even more convenience. The spacious primary bedroom serves as a relaxing retreat, complete with a walk-through closet and a private 4-piece ensuite. On the opposite side of the unit, the second bedroom offers generous space, an oversized walk-in closet, and easy access to the second full bathroom—perfect for guests, roommates, or family members. Being situated on the ground floor means effortless access to the outdoors, making this home particularly appealing for pet owners, outdoor enthusiasts, or anyone seeking added accessibility. Beyond the home itself, residents enjoy all the benefits of Mahogany's renowned four-season lake lifestyle. Spend summers boating and enjoying the beach, or embrace winter activities with skating and other seasonal recreation. Parks, shopping, restaurants, and public transit are all nearby, while quick access to Deerfoot

Trail, Stoney Trail, and Calgary South Health Campus makes commuting and daily errands exceptionally convenient. Offering an outstanding blend of modern finishes, practical design, and an unbeatable community setting, this Mahogany condo is a fantastic opportunity to enjoy one of Calgary's most desirable neighbourhoods.