

**2114, 11 Mahogany Row SE**  
**Calgary, Alberta**

**MLS # A2317585**



**\$325,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage		

**Inclusions:** Front Entry Cabinet, Two Floating Shelves in Bedroom

Lake access! This impeccably maintained bright and spacious ground-floor corner unit offers two bedrooms and two bathrooms and looks and feels like new. Exceptional pride of ownership is evident throughout, with custom-added kitchen cabinetry and additional cabinetry in both bathrooms, enhancing both style and storage. The open layout is filled with natural light and beautifully finished with gorgeous granite countertops throughout. Enjoy the convenience of underground heated parking and visitor parking just steps from the private patio, making daily living and entertaining effortless. A refined, move-in-ready home in an unbeatable location, all it needs is you.